Minutes of the Regular Meeting of
The Board of Directors of
Silverbrook Homeowners Association, Inc.
January 14, 2014

The Regular Meeting of the Board of Directors of Silver brook Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), was held at Maverick Public Library, 8700 Mystic Park, San Antonio, Texas 78254 pursuant to call by the President of the Association.

Directors Present: Harold (Wade) Thomaston, John Herrick and Imelda Ray

Also Present: Lisa Dory of Association Management Services

Call to Order: The Meeting was called to order at 6:20 PM

Homeowner Forum: No homeowners were present to address the Board.

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on November 7, 2013 as written was made seconded and was unanimously approved.

Financial Report: The Budget Comparison and Balance Sheet for the period ending November 30, 2013 were reviewed by the Board. The report will be kept on file with the Association's records.

Delinquency Report: The delinquent accounts were reviewed by the Board.

Unfinished Business:

City to put in the Bike Lane – The Board asked Lisa Dory to contact the City to inquire when the Bike Lane is planned for now that 2013 is over and it has not been installed.

Compass Account – The Board asked Lisa Dory to contact the State to inquire when the funds will be turned over to the Association as it has been over the six months time period that is to be allowed.

TABLED AT LAST MEETING:

Discuss and possibly vote on adding a Swing Set in the Recreation Area – Tabled, so that the subject can be discussed further into the New Year.

Discuss and possibly vote on adding a Shade Pro Cover to the new pad at the Recreation Area – Tabled, the Board will continue their search for one.

Community Association Banc – Lisa Dory reported that the Association's Operating Bank account has not been moved to Community Association's Banc as of yet but that it will be done soon.

Debit Card – Lisa Dory explained to the Board that the Debit Card will be created when the account is opened at Community Association's Banc.

Camera Replacement – Wade Thomaston informed the Board that he has not purchased and installed the camera yet, but will soon.

Santa in the Park – The Board reported that there were approximately forty people in attendance and the total spent was $1575.22. The Board noted that there was enough food for 200 people with a lot of left over's, so for the next event food should be less since the average number of people attending the social events is 60.

New Business:

Park Rear Fence – The Board discussed the type of fence that they would eventually like to replace the Park wood back fence with, which is a wrought iron, metal one.

Entrance of the Park – The Board discussed the continuing problems that are occurring in the Park, which include teenagers hanging out in the Park and in the bathrooms, vandalism and people parking in the parking lot and hanging out in their vehicles. The Board agreed that closing up the front of the Park so that people cannot walk into it at any time would deter most of the activities. The Board discussed the different kinds of fencing and likes metal, wants a drive-through gate that can be locked each evening and wants the front to be able to be closed and not permit people to get in. The Board asked Lisa Dory to contact two to three fence companies to bid. John Herrick volunteered to meet with the companies.

Inventory of Supplies and Decoration in the Storage Building – The Board will meet to do an inventory of the storage building and purchase containers for the supplies.

Removal of Graffiti from Utility Pole – Wade Thomaston reported that again there is graffiti on the utility pole to the left of the entrance and he will remove it. The Board asked Lisa Dory to have the graffiti removed on the speed limit sign going into Silverbrook and on the back of the sign at the back entrance.

Landscaping at the Entrance and Marquee – The Board discussed their desire to upgrade the landscaping at the entrance and marquee. John Herrick volunteered to get ideas and a bid from The Garden Center and Rainbow Gardens.

Next Board Meeting: The next Board Meeting will be held on March 18, 2014 at 6:00 PM at Maverick Library.

Adjournment: There being no further business to discuss; the meeting was adjourned at 7:50 PM.

Lisa Dory, Recording Secretary

Harold Wade Thomaston