Minutes of the Regular Meeting of
The Board of Directors of
Silverbrook Homeowners Association, Inc.
September 17, 2013

The Regular Meeting of the Board of Directors of Silverbrook 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 and John Herrick

Also Present: Lisa Dory of Association Management Services
Yvone Almaguer, Andrew and Imelda Ray, Bill and Alicia Harwood, all homeowners

Call to Order: The Meeting was called to order at 6:01 PM

Homeowner Forum: Yvonne Almaguer and Imelda Ray were present to discuss the National Night Out Social, which will be discussed later in the Meeting. Bill and Alicia Harwood expressed their concern with people parking in the streets. The Board informed Mr. and Mrs. Harwood that the streets belong to the City and parking is allowed on them. Mr. and Mrs. Harwood informed the Board that there are children hanging out at the Park, but have left when Mr. Harwood is there to close it up for the evening. The Board expressed their gratitude to Mr. Harwood for helping close it up and will get him a key to the gate lock. Mr. and Mrs. Harwood reported that their mailbox cluster was broken into. The Board acknowledged that they were aware and that the Post Office is responsible for the boxes.

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on June 4, 2013 as written was made, seconded and was unanimously approved.

Financial Report: The Budget Comparison and Balance Sheet for the period ending August 31, 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 and the Board is pleased with the collection efforts that are taking place through the AMS Collection Department and the Association's attorney. The Board acknowledged that the amount in delinquent accounts has been cut in half since they began their collection efforts.

Unfinished Business:

City to put in the Bike Lane – The Board acknowledged that the Bike Lane is on the City's 2013 Plan.

Compass Account – Lisa Dory reported that the request for the funds that were turned over to the State is being processed, which can take up to six months. Ms. Dory will follow up on the request.

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 in the year so that the Association's finances can be better gauged.

Discuss and possibly vote on adding a Shade Pro Cover to the new pad at the Recreation Area – The Board reported that COSCO does not have the Covers any longer and will continue their search for one.

Sign – The Board asked that Lisa Dory have signs made for the entrance, one that says Board Meeting – See Web-Site and Garage Sale Coming – See Web-Site, with the Silverbrook name at the top of them.

Entrance Lighting – The Board reviewed the bid in the amount of $2395.00 plus tax from Suberg Electric and agreed that the Recreation Area lighting is more important because of the vandalism and loitering.

Rocks and Fence at Park – The Board reported that the rocks have been put back in place and the back of the fence has been painted by Eric Vidal.

Trees – Gator Bags – John Herrick reported that the Gator Bags are in place and are being filled up.

Recorder at Recreation Area – Wade Thomaston reported that he researched the recorders are available to support the six cameras in place and additional ones in the future and found out the following:

$351.76 for a recorder that supports 8 channels, 1000 gigs
$569.95 for a recorder that supports 8 channels, 1000 gigs
$756.70 for a recorder that supports 16 channels, 1000 gigs

Mr. Thomaston explained that the one that supports 16 channels has a good search feature.

A motion was made, seconded and passed to purchase the recorder that supports 16 channels for the amount of $756.70. A check will be cut to Mr. Thomaston so that he can purchase it.

Mr. Thomaston reported that the monitor that is in place needs to be replaced so that the new recorder will work efficiently, which will be under $200.00. A motion was made to purchase a new monitor for under $200.00. Mr. Thomaston will submit the cost before purchasing it so that a check can be cut.

Annual Meeting – Annual Meeting is scheduled for 10/1/13 at 6:30 PM at the Association's Recreation Area, under the Pavilion.

New Business:

Article 17 of the Association's Declaration – Lisa Dory reported that the Association's attorney reviewed the Declaration and Article 17 does allow the Association to do force mows and bill the homeowners back for the cost. A motion was made, seconded and passed to begin force mows, after the required letters are sent.

Article 21 of the Association's Declaration – Lisa Dory reported that the Association's attorney reviewed the Declaration and Article 21 does not allow fines to be assessed for trash cans that are not kept out of view.

Lighting at the Playground – The Board reviewed a proposal in the amount of $2175.00 plus tax for Suberg Electric to add additional lighting to the Playground to discourage people from being there at night, due to vandalism and other activities that are taking place there.

Recreation Area Bathrooms – The Board discussed the need to have the bathrooms cleaned instead of it being the responsibility of John Herrick. A motion was made, seconded and passed to have the AMS Janitorial crew clean the bathrooms and pick up trash every other week.

Yard of the Month – The Board discussed starting back up the Yard of the Month to encourage homeowners to maintain their yards. The Board agreed that the months that Yard of the Months will be judged will be May, June and July and that a $50.00 gift card to Lowes will be given to the winners.

Debit Card for Board Members – The Board discussed and agreed that a Debit Card would be set up for the Board to purchase necessary items for the Association, instead of having to use their money and be reimbursed.

National Night Out – Imelda Ray submitted to the Board the estimated expenses for the National Night Out Social in the amount of $1188.96, which included food, two moonwalks, snow cone machine, cotton candy, DJ, gift cards and a popcorn machine. A motion was made, seconded and passed to approve the amount of $1188.96. Yvonne Almaguer informed the Board that she will be helping Mrs. Ray and that they have a number of volunteers to help with the event. The Board thanked the Committee for the work that has done for the event and are anxious to see the event.

Next Board Meeting: The next Board Meeting will be held on November 7, 2013 at 6:00 PM at Maverick Library.

Adjournment: There being no further business to discuss; the meeting was adjourned at 7:33 PM.

Lisa Dory, Recording Secretary

Harold Wade Thomaston