Minutes of the Regular Meeting of
The Board of Directors of Silverbrook
June 30, 2015

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: John Herrick and Imelda Ray

Also Present: Lisa Dory of FirstService Residential
Tom Cesiro and Joe Acosta, ACC Members

Call to Order: The Meeting was called to order at 6:15 PM

Homeowner Forum: No homeowners, other than the Board Members and Committee Members were present**.**

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on March 17, 2015 as written was made, seconded and was unanimously approved.

Financial Report: The Financial report dated May 31, 2015 was 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 – Lisa Dory reported that the City stated that the "Installation will require Engineering Evaluation and Funding before adoption into Program."

City to put Center Line back in on Silverbrook Place – Lisa Dory reported that the center stripe is still pending with the City.

Swing Set in the Recreation Area – At the March 17, 2015 Board Meeting the Board reviewed a bid from APARK.com for an A Frame Swing Set for the amount of $2,076.00 and one for an Arched Frame Swing set for the amount of $4,200.00 and preferred the look of the A Frame one. The Board had questioned if APARK.com offers installation. Lisa Dory reported that APARK.com does not offer installation. The Board asked Ms. Dory to have the previously received bids updated.

Fence Pedestrian Gate – Lisa Dory reported that there is not a maintenance agreement offered on pedestrian gate card systems and that the cards were a separate cost. $1921.00.

Park Key Cards – Lisa Dory reported that the key cards are ready to be handed out. Ms. Dory offered for her and her assistant to hand them out in the park area one weekday evening and one Saturday morning (two hours each time) , which the Board agreed to. Ms. Dory explained that the charge for her assistant is $30.00 per hour, which the Board approved. A letter will be sent to the homeowners notifying them of when the key cards will be handed out.

Landscaping at the Entrance and After the Reader Board –The Board reviewed a bid in the amount of $11388.81 from the Association's landscape company, LawnStar. The Board agreed that more information is needed, such as what kind of rocks and what size.

Signs at the Park – John Herrick reported that the signs are installed.

ACC - New members are being looked for.

Front ID Sign – The Board looked at photos collected by Imelda Ray of signs and agreed on one. Lisa Dory will forward the photo to Goodman Signs to get a price

Park Work Day – The Board discussed the need for a Park Work Day and will plan one in the fall, when it will be cooler temperatures.

Closing in the Pavilion – The Board agreed that they need to meet at the Park to discuss what their plan is, as far as adding swings, how to use the existing pavilion, how to use the concrete pad and what else is desired so that all will be planned for in the space that is available.

Signs for Back Entrance – The Community Garage Sale this Saturday and Sunday and Annual Meeting signs were given to John Herrick to put away until they are needed.

Annual Meeting – The Annual Meeting will be on October 6, 2015, same night as National Night Out.

Existing Concrete Slab at the Park – Board will further discuss.

New Business:

Resignation of Harold Thomaston – Joe Acuna informed the Board that he is interested in serving on the Board. The Board explained that they could appoint him to the Board at the next regular Board meeting. Mr. Acuna volunteered to look for his replacement on the ACC. A motion was made, seconded and passed for John Herrick to be fulfill the Board President position.

Paint Pavilion and Bathrooms – Lisa Dory reported that she received a price of $2350.00 for Eric Vidal to pain the pavilion and bathrooms. A motion was made, seconded and passed.

Next Board Meeting: The next Board Meeting will be held on September 22, 2015 at 6:00 PM at Maverick Library. The 2016 Budget will be approved at this meeting.

Adjournment: There being no further business to discuss; the meeting was adjourned at 7:25 PM.

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Lisa Dory, Recording Secretary John Herrick, President