Minutes of the Regular Meeting of
The Board of Directors of Silverbrook
March 17, 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: Harold (Wade) Thomaston and Imelda Ray

Directors Absent: John Herrick

Also Present: Lisa Dory of FirstService Residential (formally Association Management Services)

Call to Order: The Meeting was called to order at 6:11 PM

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

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on January 13, 2015 as written was made, seconded and was unanimously approved.

Financial Report: The Financial report dated February 28, 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 – 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 asked Lisa Dory to contact APARK.com to inquire if they offer installation.

Fence Pedestrian Gate – The Board reviewed a bid from Quality Access Control System for the amount of $7,411.12 to install a card system in the park at the walk through gate. A motion was made, seconded and passed to approve the bid from Quality Access in the amount of $7,411.12. The Board asked Lisa Dory to contact Quality Access to find out if there is a warranty, if a maintenance agreement is offered on the Card System and if the actual cards are included in the price.

Landscaping at the Entrance and After the Reader Board – At the January Board Meeting the Board agreed that bids will continue to be solicited for the planting season, which is March.

Signs at the Park – Lisa Dory reported that the signs are completed. Wade Thomaston volunteered to install the signs and will ask John Herrick to assist him.

ACC - New members are being looked for.

Front ID Sign – The Board looked at a preliminary photo of what Goodman Signs created. The Board would like something more different from what is currently there and will take photos of what they like that other neighborhoods have. Lisa Dory explained that this was just a starting point and that Goodman Signs needs a working budget and ideas of what the Board is looking for because what they proposed would be about $8500.00 plus lighting costs. Ms. Dory informed the Board that the original idea of putting lighting on top of the sign is not something that Goodman Signs recommends because of the weight worry when not knowing what is inside the structure and if reinforcement is needed and also the concern of light shinning in driver's eyes. The Board agreed that up-lighting would work if it can be in the ground and protected as much as possible. The Board will submit photos to Ms. Dory of neighborhood signs that they like for her to provide to Goodman Signs.

Park Work Day – The Board discussed the need for a Park Work Day and will put out a call on FaceBook.

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.

New Business:

Annual Meeting – The Board discussed the 2015 Annual Meeting and ways to get a quorum without going door to door and agreed that a credit to assessments might be the answer. Before committing to the credit the Association's attorney will be consulted.

Signs – The Board agreed that signs are needed for the back entrance saying Community Garage Sale This Saturday and Sunday and also for the Annual Meeting.

Next Board Meeting: The next Board Meeting will be held on May 26, 2015 at 6:00 PM at Maverick Library.

Adjournment: There being no further business to discuss; the meeting was adjourned at 7:45 PM.

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Lisa Dory, Recording Secretary Harold Wade Thomaston