Minutes of the Regular Meeting of
The Board of Directors of Silverbrook
September 22, 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
Joe Acosta, Homeowner
Michele Dalbis-Rabledo, Representative for District 7

Call to Order: The Meeting was called to order at 6:12 PM

Homeowner Forum: Mr. Acosta did not have anything to bring before the Board.

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on June 30, 2015 as written was made, seconded and was unanimously approved.

Financial Report: The Financial report dated August 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 – The Board reviewed a bid from Park Place in the amount of $3,149.99 to install a swing set. A motion was made, seconded and passed to have the swing set installed for the amount of $3,149.99.

Park Key Cards – Lisa Dory reported that the key cards have been handed out. Ms. Dory reported that the phone system is not connecting so that the programming can be done, in spite of AT&T and Quality Access working together. Ms. Dory explained that she will continue to monitor the progress to get the repair made.

Landscaping at the Entrance and After the Reader Board –The Board reported that the landscaping is underway.

ACC - New members are being looked for and will be recruited at the Annual Meeting.

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

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.

Annual Meeting – The Annual Meeting will be on October 6, 2015, same night as National Night Out. A motion was made, seconded and passed for up to $1000.00 to be spent on the Annual Meeting, which is for food, drinks and gift cards for drawings. Imelda Ray volunteered to purchase all and will submit receipts for reimbursement. The Board thanked Ms. Ray for all that she does for the Association. The Board will collect proxies so that a quorum will be present at the Annual Meeting.

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

Paint Pavilion and Bathrooms – The Board reported that the painting is completed and agreed that the fresh paint improved the appearance.

New Business:

Appointment of Joe Acosta – A motion was made, seconded and passed to appoint Joe Acosta to fulfill the remainder of Harold Thomaston's term, which expires in 2016.

Playground Wood Fiber – The Board reviewed the proposal from Park Place in the amount of $4,265.05 to replace the wood fiber on the playground. This is the same company who has previously replaced it. A motion was made, seconded and passed to approve the proposal in the amount of $4,265.05.
Marque – The Board asked that Eric Vidal bid to repair the marque.
District 9 – Michele Dalbis-Robledo stopped by the Board Meeting to meet the Board and let them know that they are welcome to contact her office with any questions for the Representative.

Next Board Meeting: The next Board Meeting will be held on November 17, 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 7:55 PM.

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Lisa Dory, Recording Secretary