Minutes of the Annual Meeting
Of The General Membership of
Silverbrook Homeowners Association, Inc.
October 6, 2015

The annual meeting of the General membership of Silverbrook Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), was held at the Recreation Park at 10331 Silverbrook Place, San Antonio, Texas pursuant to call by the President of the Association.

Directors Present: Imelda Ray, John Herrick and Joe Acosta

Also Present: Lisa Dory, Association Management Services
Dawn Pearson, Association Management Services

I. Call to Order: The meeting was called to order at 7:02 PM.

II. Quorum: The Bylaws require that 10% of the 434 members be present in person or by proxy. There were forty-eight persons attending in person or by proxy. Quorum requirements were met.

III. Adoption of the Standing Rules: With the Standing Rules being included in the Annual Meeting Packet that was mailed to each homeowner a motion was made, seconded and passed to adopt the Standing Rules.

IV. Proof of Notice: The homeowners in attendance received their notice in the Annual Meeting Packet that was mailed to each homeowner.

V. Appointment of Tellers: Lisa Dory explained that tellers would be asked for to count the ballots if ballots are used. two homeowners volunteered to serve as tellers.

VI. Approval of Annual Meeting Minutes dated October 7, 2014 : A motion was made, seconded and passed to approve the minutes as written.

VII. President's Report: John Herrick explained that the meeting would go on and if there were any questions they would be addressed during the New Business section of the meeting.

VIII. Committee Reports: No reports were given.

IX. Election: Lisa Dory reported that Javier Proa volunteered to serve on the Board and his name is on the Agenda and Ballot. The floor was opened and Ricardo Matos nominated himself. With no other nominations from the floor the floor was closed. Mr. Proa and Mr. Matos introduced themselves. Ballots were collected and the tellers tallied them with the most votes going to Mr. Proa he will serve on the Board for three years.

X. Guest Speaker: The Representative from District 9 was unable to be at the Meeting. Code Compliance Officer Walter Lee stopped by and explained what Code Compliance is responsible for (curb up to house) and encouraged the homeowners to call 311 to report items that are not in compliance.

XI. Financial Review: Lisa Dory reviewed the 2014 Year End and the 2015 Month to Date, answering questions as they were asked. The 2016 Approved Budget was included on the financial handout.

XII. New Business: The homeowners brought up the following topics:
Landscaping at the Entrance down to the Marque – being updated
Enclosing the Pavilion – the Board is discussing ideas
Fitness Equipment would be a nice addition to the Park, including some for children.

XIII. Adjournment: There being no additional business to discuss a motion was made, seconded and passed to adjourn the meeting at 7:48 PM.

_____
Lisa Dory, Recording Secretary

These minutes will be approved at the next Annual Meeting by the members.