Minutes of the Regular Meeting of The Board of Directors of Silverbrook July 12, 2016

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: Imelda Ray and Joe Acosta **Directors Absent:** Javier Proa

Also Present: Lisa Dory of FirstService Residential

Call to Order: The Meeting was called to order at 6:07 PM

Homeowner Forum: No homeowners were present, except for the Board members.

Approval of Minutes: A motion to approve the Minutes of the Board of Directors Meeting on April 5, 2016 as written was made, seconded and was unanimously approved.

Financial Report: Lisa Dory reviewed the June 30, 2016 Financial Report, answering questions as they were asked.

Delinquency Report: The delinquent accounts were reviewed by the Board. The Board asked that balances under \$5.00 be written off.

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 – Completed.

Park Fence Pedestrian Gate – Lisa Dory reported that there still is a problem with the gate not locking and that she will have Quality Access come back out to correct the issue.

ACC - Additional ACC members are needed.

Playground Wood Fiber - Completed.

Marque – Lisa Dory reported that she has been unable to find anyone who is able to change the door to two doors. Ms. Dory presented to the Board some pictures and prices of marquees to replace it. The Board agreed that they would prefer to replace it with a digital one. Ms. Dory will solicit for bids.

Recreation Area Restroom Cleaning Contract – The Board discussed the weekly (\$80/month) vs. every other week (\$110/month) costs and agreed that the weekly one was more attractive since it is less expensive. Lisa Dory will have the contract drawn up and Imelda Reves will sign it.

New Business:

Task List- The Board acknowledged that they are receiving the Task List every other week and did not have any questions.

FirstService Connect – Lisa Dory encouraged the Board to register for Connect and informed them that if they need help to let her know.

Recreation Area Slab – The Board asked Lisa Dory to contact an Architect to find out how much it would be to draw up plans to have a Phase I, a cover built and then a Phase II, to close it up.

Window A/C Units – The Board reported that there is a window a/c unit on Silverwagon and asked Lisa Dory to address it. Ms. Dory reported that the one on Dancing Brook is still there and that there has not been any response from the homeowner. A motion was made, seconded and passed to send the file to the Association's attorney.

Next Board Meeting: The next Board Meeting will be held on September 27, 2016 at 6:00 PM at Maverick Library. **Annual Meeting:** The Annual Meeting will be held on October 4, 2016 at the Association's Recreation Area. The Board would like to check into having a food truck.

Adjournment:	There being	no further	business	to discuss;	the meeting	was adjourned	d at 6:51 PM.

Lisa	Dory,	Association	n Manager