

**Minutes of the Regular Meeting of  
The Board of Directors of Silverbrook  
January 19, 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:** Joe Acosta and Javier Proa                      **Directors Absent:** Imelda Ray

**Also Present:** Lisa Dory of FirstService Residential  
John Herrick, Homeowner

**Call to Order:** The Meeting was called to order at 6:21 PM

**Homeowner Forum:** John Herrick questioned if satellites are allowed in the neighborhood. The Board responded that yes they are allowed, per Texas Legislation, but have to be reviewed and approved by the Architectural Control Committee.

**Approval of Minutes:** A motion to approve the Minutes of the Board of Directors Meeting on November 10, 2015 as written was made, seconded and was unanimously approved.

**Financial Report:** Lisa Dory reported that the December 31, 2015 Financial Report has not been completed but that it will be e-mailed to them when it is. The Board did not have any questions on the last Financial Report that they did receive, which was dated November 30, 2015.

**Delinquency Report:** The delinquent accounts, in the amount of \$51,860.66, 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 reported that the placement for the swing set has been marked and is ready for installation.

**Park Fence Pedestrian Gate** – Lisa Dory reported that the cellular phone system is in place and that the AT&T phone line has been shut off. John Herrick questioned if the card system is supposed to require a key card to enter at all times. Ms. Dory responded that a card is to be used to enter at all times and will have the system checked to make sure it is programmed for that.

**ACC** – Additional ACC members are needed.

**Front ID Sign** – Joe Acosta reported that the company that he asked to bid has not had the opportunity to bid as of yet.

**Closing in the Pavilion & Existing Concrete Slab at the Park** – The Board agreed that the front landscaping and sign are the first priorities and that plans for the Pavilion and the Slab at the Park will be in the future.

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

**Playground Wood Fiber** – Lisa Dory reported that the Playground Wood Fiber would be installed at the same time as the Swing Set.

**New Business:**

**Marque** – The Board reviewed a bid from Eric Vidal to cut the marque door in half, build a frame to go around the perimeter that will be hinged on the ends to allow the doors to open sideways instead of up for the amount of \$725.00. A motion was made, seconded and passed.

**Next Board Meeting:** The next Board Meeting will be held on April 5, 2016 at 6:00 PM at Maverick Library.

**Adjournment:** There being no further business to discuss; the meeting was adjourned at 6:56 PM.

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Lisa Dory, Recording Secretary

