

**Minutes of the Regular Meeting of the  
Board of Directors of the  
Finesilver Ranch Homeowners Association  
March 18, 2009**

The regular meeting of the Board of Directors of the Finesilver Ranch Homeowners Association, a Texas nonprofit corporation (the "Association") was held at the Finesilver Ranch Clubhouse, 30 Finesilver Ranch Road, San Antonio, Texas 78254, pursuant to call by the Board of Directors.

**Directors Present:** Eddie Arguello, Gabrielle Gelo, Shawn Morris and Lovetta McAlpin (initially called in to make quorum) and Donal Dunbar (arrived approximately 12 minutes into the meeting)

**Directors Absent:** Donald Wallace

**Also Present:** David Mansfield, Safety Committee  
Craig Bourquin, Safety Committee  
Laurel Hinton of Association Management Services

**Call to Order:** The meeting was called to order at 7:03 p.m. by Gabrielle Gelo, Director, being in the Chair and the Recording Secretary present.

**Approval of Minutes:** February 28, 2009 Regular Board Meeting Minutes – Motion made and seconded to approve the minutes as presented. All agreed; motion carried.

**Safety Committee:**

**Gate Damage -**

David Mansfield and Craig Bourquin presented the surveillance camera video depicting actual damage done to the gate on March 8, 2009.

**Motion:** A motion was made and seconded to have L. Hinton consult with the attorney with regard to any negative impact filing charges may have. All agreed; motion carried. A video CD will be provided to T. Newton.

**Cameras Clubhouse Surveillance-** It was determined that installing the cameras we have on hand on the clubhouse would not provide adequate surveillance to serve the purpose for which they are intended. The cost for upgrading is not budgeted. This item is tabled for the time being.

**Random Security Service- Blue Armor Security**

**Motion:** A motion was made and seconded for the addition of a security guard this summer to monitor the recreation area; random hours and days of the week - similar to the schedule as last Summer. All agreed; motion carried. Funding for this will be taken out of the monies left over from the Safety Committee's camera funds (approximately \$1000).

**Protocol for Reporting After Hours Incidents to Blue Armor Security** – The procedure for reporting after hours incidents is to call AMS (829-7202); the on-call manager will contact Willie to report incident.

**Financial Report – February 28, 2009:**

The Board reviewed and accepted the financials as presented. They will be filed at AMS with the Association Documents.

- **Delinquent Account Report** – L. Hinton stated the following:
  - There are 40 owners who had been mailed a first letter today.
  - There are 103 owners who have existing balances consisting only of late fees
  - There are 8 accounts at the attorney being sought for collection

## CURRENT BUSINESS

- Clubhouse -
  - Cleaning Procedure – The weekly schedule the Board is provided will also include Titan Services phone and email address should it become necessary to request a clean of the clubhouse after a rental because of back to back parties being scheduled. The renter who left the clubhouse in this condition will be charged a fee of \$85.00 for this service.
  - 2009 Clubhouse Contract – The Board has agreed to amend the 2009 clubhouse lease by increasing the fee to \$85 for those renters who do not adequately clean the clubhouse facilities after use.
  - Cleaning Deposit Refund – The Board has agreed to deduct the \$40 fee from deposit from an owner who rented the clubhouse on March 15, 2009 and failed to clean the facilities.
  - Janitorial – Titan Service needs to replace air filters in both clubhouse and guardshack at least once per month (as per their contract). Shawn Morris will replace the AC Filter in the clubhouse (only this time) but Titan needs to do guardhouse and include both areas in scope of work.
  - Thermostats-S. Morris will replace thermostats in clubhouse with computerized versions.
- Grounds Committee -
  - Fencing Repair - -Fencing along the Silverbrook border to the north of Finesilver Ranch is in need of repair. L. Hinton will check out on next drive and will request William of Tornado Power Washing to repair. Funds for repair will be taken out of the contingency fund.
  - Atwell Park Island – The Board has approved the stenciling of No Parking (reflective black and white) on Atwell Park island curbs facing north and south to avoid vehicles parking there.
  - Basketball Hoop Repair -Motion was made and seconded to approve Shields Home Improvement Proposal in an amount of \$1387.47. All agreed; motion carried.
  - AMS Gate Maintenance Agreement – postponed. We missed getting to it on the Agenda.
  - Lighting Repairs –
    - Pool Lights – are still on. The power should be off. L. Hinton to consult with electrician as he has been called at least THREE times before to disengage timer or power to these lights. This has got to have something to do with the timer malfunctioning.
- Recreation Committee -
  - Pool Key Mailer - (to include the following information)
    - Hand-Out Dates – April 20, April 27 and May 4 in addition to Opening Pool Party Date.
    - Lost Pool Tags - There will be a \$25 charge to reissue lost pool tags.
    - Delinquencies – accounts with delinquent balances will not be eligible to obtain a tag until their balance has been paid in full.
    - Payments for Past Due Accounts – payments received at AMS will not be posted until the next business day.
  - 2009 Pool Book and Waiver Form– postponed until changes have been made
  - Lifeguard Salary –
 

**Motion:** A motion was made and seconded to increase the wages of Cheryl Thierpont, head lifeguard, from \$16.50 to \$17.50/hr. A detailed list of responsibilities will be included with the approval letter. All agreed; motion carried.
- Social Committee – **2009 Garage Sale – March 28 2009????**

**NEXT MEETING:** April 15, 2009

**ADJOURNMENT:** With there being no further business, the Board adjourned the meeting at 9:00 pm.

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Laurel Hinton, Recording Secretary

Donal Dunbar, President