

**Minutes of the Regular Meeting of the
Board of Directors of the
Finesilver Ranch Homeowners Association
April 15, 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: Gabrielle Gelo, Shawn Morris, Donald Wallace, Donal Dunbar and Lovetta McAlpin (arrived approximately 20 minutes into the meeting)

Directors Absent: Eddie Arguello

Also Present: Laurel Hinton of Association Management Services

Call to Order: The meeting was called to order at 7:13 p.m. by Donal Dunbar, President, being in the Chair and the Recording Secretary present.

Approval of Minutes: March 18, 2009 Regular Board Meeting Minutes – Motion made and seconded to approve the minutes as presented. All agreed; motion carried.

Financial Report – March 31, 2009:

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

- Clarification were requested by the Board as follows:
 - Bankruptcies – what is the post BK procedure if an owner falls behind
 - GL 662800- Bad Debt - \$633.41.
 - GL 660806-Entry Gate Phone - \$144.45
 - GL 660610 – Accounting Fees- \$350.00
 - GL660616 – ACC Processing Fee(s) – Concern over how this balances out with regard to debit and credit to the HOA
 - GL 101003-Broadway Bank Major R&R Account-
 - Is this a Reserve Money Market account
 - Is this the account that monthly allocations of \$5K are contributed to

CURRENT BUSINESS

- 2009 Pool Season - Contract -
 - CPM Services will be provided the 2009 Budget containing the following information:
 - Pool Maintenance Cost
 - Lifeguards (Swim Team is not included)
 - Salaries
 - Payroll Taxes
 - Contract – To be provided by CPM Services identifying details of what services will be included based on the 2009 budgetary allowance listed above.
- Committees -
 - Safety -
 - Blue Armor – Motion made and seconded to approve hiring an extra security guard from May 22- June 22 working random days of the week. All agreed; motion carried.
 - Grounds

- Spring Flower Planting – postponed for now
- Edgecreek Skateboard/Nuisance Concern – Owner to be provided D. Dunbar cell number [for contact] to report incidents with kids throwing rocks etc.
- Recreation
 - Additional Basketball Hoop Unit –extra hoop not needed now, tabled indefinitely.
 - Pool Key Handout Schedule -
 - Monday April 20, 2009-(7-9p) – Donal, Shawn & Lovetta
 - Monday April 27, 2009 -(7-9p) – Gabrielle & Lovetta
 - Monday May 4, 2009- (7-9p) – Gabrielle and Donald
 - Pool Opening Party – Saturday, May 2 (12-2p) – Eddie, Shawn & Donald

EXISTING/NEW BUSINESS

- AMS Gate Maintenance Agreement –tabled for now.
- Gate Accident – Motion made and seconded to file criminal mischief charges against vandal who damaged the gates. All agreed; motion carried.

NEXT MEETING: May 20, 2009

ADJOURNMENT: With there being no further business, the Board adjourned the meeting at 8:40 pm.

Donal Dunbar, President

Laurel Hinton, Recording Secretary