

**Minutes of the Regular Meeting of the
Board of Directors of the
Finesilver Ranch Homeowners Association
June 24, 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, Eddie Arguello

Directors Absent: Lovetta McAlpin

Also Present: Robert and Ginny Laurence -3 Bedford Oaks
Laurel Hinton of Association Management Services

Call to Order: The meeting was called to order at 7:07 p.m. by Donal Dunbar, President, being in the Chair and the Recording Secretary present.

Approval of Minutes: May 20, 2009 Regular Board Meeting Minutes – Motion made and seconded to approve the minutes as presented. All agreed; motion carried.

Financial Report – May 31, 2009:

After review the Board conditionally approved the financials as presented but expressed the following clarifications:

- Rec. Committee-
 - What is the \$1428.74 expense for as there was -0- budgeted for 2009
- Street Repair – What is \$3572.73 expense for
- Website – What is the \$11.95 expense for
- CPS Billings –
 - Appear to be over-budgeted (based on a billing error from 2008)
 - 2009 Budget to be amended based on ytd figures
 - Status of CPS progress with billing amounts (resident was using power from Gate)

The financials will be filed at AMS with the Association Documents.

CURRENT BUSINESS

- 2009 Pool Season -
 - Lifeguards – 19 June, 830p – complaint of lifeguards not doing their job
 - What regulates legally how many lifeguards are necessary at one time
 - CPM Log – Log for verification of pool maintenance services rendered by CPM
- Recreation –
 - Rental Fee Increase (lease) – this item has been postponed until Jan 2010.
- Committees -
 - Grounds
 - Street Painting – L. Hinton to obtain proposals for:
 - Painting of white stripe adjacent to Stop Signs
 - Painting of STOP adjacent to Stop Signs
 - Painting of crosswalk at STOP sign adjacent to pool area.
 - Pest Control Proposals-
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- **Motion made and seconded to accept Accurate Pest Control Proposal for a monthly amount of \$120 per month. All agreed; motion carried.**
 - Rat Abatement - request using traps and not poison
 - Ants – clubhouse has ants especially in the storage room
- Welcome Sign -
 - **Motion made and seconded to conditionally accept Executive Sign Proposal in an amount of \$325.79. All agreed; motion carried. The following changes are to be made:**
 - Heading -Remove Please Observe – replace with FINESILVER RANCH
 - 1st line – add ENFORCED
 - 3rd line – add an “S” to GUEST
 - 4th line – add COMMERCIAL VEHICLES
- Stage II Watering Restrictions - Hose bib is currently in place at entrance. Donald Wallace has volunteered the services of his children to hand water the new plantings and flowers ensuring they do not die due to these drought conditions.
- Entrance Gate Lighting - Postponed until additional information becomes available.
- Security – July 4th and General Extra Guard – The Board does not feel this is necessary at this time.
- Pillar Damage –
 - **New Case Number - 90472398**
 - The Board has determined that the pillar needs to be totally re-constructed due to the extent of the damage that was done.
 - Letter has been sent to the parties who are responsible for the damage; if the check is not received by June 30, 2009, SAPD will be requested to pursue Hit and Run charges.
 - Dram Construction presented a proposal for re-construction of pillar in an amount of \$1100.
- CPS Billing Status – L. Hinton to follow up with CPS billing concerns for meter at entrance (3 Finesilver) due to resident tapping into the electric meter.
- Hummer Hitting Gate – The owner has not responded to the letter sent by the HOA; L. Hinton has been requested to have Tom Newton send a letter requesting reimbursement for damages that were done to the gate when their vehicle ran into it.

NEXT MEETING: July 22, 2009

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

Donal Dunbar, President

Laurel Hinton, Recording Secretary