

**Minutes of the Annual Meeting
of the General Membership of the
Finesilver Ranch Homeowners Association
September 21, 2009**

The Annual meeting of the General Membership of the Finesilver Ranch Homeowners Association, a Texas non-profit corporation (the "Association") was held at the Nichols Elementary School, 9560 Braun Road, San Antonio, Texas 78254, pursuant to the call by the President of the Association.

Directors Present: Donal Dunbar, Donald Wallace, Gabrielle Gelo, Lovetta McAlpin, and Shawn Morris and Eddie Arguello

Also Present: Laurel Hinton of Association Management Services

Call to Order: The meeting was called to order at 6:45 p.m. by D. Dunbar, President of the Association.

Determination of a Quorum: There were 64 members present, in person by proxy. This met the 10% of requirement of forty-one (41) according to the Bylaws.

Proof of Notice: The Notice of Meeting was mailed to the membership by first class mail on August 24, 2009 as required by the Bylaws of the Association. All members confirmed receiving notice.

Approval of Minutes: It was moved and seconded that the Minutes of the Annual Meeting of the General Membership held on September 10, 2008 be approved *with the following corrections:*

- Gabrielle called the meeting to order - not Donald Wallace.
 - Other Items for Discussion - correction to read "the continual running of stop signs"
- All agree; motion carried.

President's Report: D. Dunbar

- **2009-** this year has been a very challenging year:
 - Gates & litigation issues
 - Challenge of staying within the Budget
 - Recognition of Lovetta and Gabrielle for their past services
 - Budget cuts resulting in backfill with volunteer hours

Treasurer's Report: Donald Wallace presented the following 2009 ytd Financial Analysis based on 8.31.09 Financial Report:

- Operating Account- \$ 40K
- Reserve Account(s) - \$ 588K (87% funded by 2009 year end as per the 2008 Reserve Study)
- Annual Contribution - \$ 60K
- Income Tax Liability - \$(1001.00) - Income Taxes Prepaid for 2009

Election of two (2) Directors: D. Dunbar indicated that there were two (2) position terms that were expiring and not three (3) as indicated on the Annual Meeting Notice. The following nominees were introduced - each gave a presentation as to their qualifications and willingness to serve:

- Olga Rodriquez
- Tony Stephenson
- Lori Stipech - L. Hinton read her candidate profile as she was absent from the meeting.

Finesilver Ranch Homeowners Association
Annual Meeting Minutes
September 21, 2009
Page 2

L. Hinton asked if there were any nominations from the floor. There were none.

Motion: It was made and seconded to increase the number of board members from six (6) to seven (7) in order to accommodate all nominees. There were twenty-nine (29) for and six (6) against. Motion carried.

The directors were elected by acclamation for the Finesilver Ranch Homeowners Association. An Organizational Meeting will be held within ten (10) days to elect Officers.

Committee Reports: D. Dunbar introduced the following Committee Spokesperson(s) and identified the various committees in place:

- Gabrielle Gelo- Recreation and Landscape
- Tony Stephenson - ACC
- Linh Thai and Cathy Callihan - Social and Welcome
 - Both Committee members stated they would be resigning at 2009 year end
- David Mansfield- Safety
- Lovetta McAlpin - Swim Team
- Kim Bourquin (not present) - Newsletter
- Lovetta McAlpin - **Budget - All Committee Budgets for 2010 should be presented by October 15, 2009.**
- Scot Flores (not present) - Tennis
- Mark Olsen -Deed Restriction

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ACC - T. Stephenson

- There were nineteen (19) submittals ytd 2009; fifteen (15) were approved; four (4) were not approved.
- Tony indicated that he would be vacating his position due to his serving on the Board of Directors.

Landscape and Recreation Committee: Gabrielle Gelo

- Gabrielle Gelo stated that the front entrance had been planted with drought tolerant flowers which she had hand-watering when originally planted. She conveyed that due to the time involved for maintenance of the various community components, it was necessary to hire professionals. She indicated that this was instrumental in the community costs increases. She also stated that there were no capital improvements in 2009 to the pool and recreation areas.

Safety Committee - David Mansfield

- Camera Surveillance- Enhancement of cameras at guardshack; improvements over 2009 (thank you to Craig Bourquin)
- Blue Armor Security- New security company has been effective with cutting down of speeding and other vehicular violations especially along Finesilver Ranch Blvd. This service is not included under Safety Committee Budget- they are separate.
- Thefts and Vandalism- there have been several during the past year- owners need to keep their cars parked in the garages and driveways if at all possible and to remove any valuables left in vehicle.
- COP Training -New Recruits: Nov 12 & 13th (6p-10p); Recurrent: Oct. 15 (6p)
- NNO- Oct. 6th

Finesilver Ranch Homeowners Association
Annual Meeting Minutes
September 21, 2009
Page 3

Social Committee: Linh Thai and Cathy Callihan

- Fall Garage Sale - Sept. 26 (9a-3p)
- National Night Out (NNO) - October 6th -Neighborhood Wide
- Boo Surprise- Oct 1- Oct 31st
- Halloweenie Roast - October 31st (5:30pm-Clubhouse)
- Fall Festival - Nov. 14th (11a-2p- Clubhouse)
- Santa Breakfast - Dec. 12th (8:30 am)
- **The Social Committee is in need of members as all parties are resigning**

- **Swim Team** - Lovetta McAlpin
- Swim Team is a separate entity from the HOA
- Financials are handled entirely separate from the HOA's funds
- Board of Directors will be in place in 2010 to equally disseminate the various tasks involved

Request was made from the floor to sign up for the various Committees. William Vorachek volunteered to serve on the Welcome Committee. The other sheets will be reviewed for volunteers after the meeting.

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Other items for discussion: Homeowner Forum

- Concern over what HOA manager tasks comprise of
- Condition of lawns - lack of maintenance
- Reserves Funding - future expenses (streets for example)
- Obtain current Reserve Study - based on inflationary and other factors
- Request to provide Financials to membership

Adjournment: The meeting was adjourned at 7:55 p.m.

Donal Dunbar, President

Laurel Hinton, Recording Secretary