

**Minutes of the Regular Meeting of the
Board of Directors of the
Finesilver Ranch Homeowners Association
September 23, 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: Donal Dunbar, Donald Wallace, Shawn Morris, Olga Rodriquez, Lori Stipetich, and Tony Stephenson (who arrived one hour into the meeting and was not present for quorum purposes)

Directors Absent: Eddie Arguello

Also Present: Laurel Hinton of Association Management Services

Call to Order: The meeting was called to order at 7:15 p.m. by Donald Wallace, Director, being in the Chair and the Recording Secretary present.

Organizational Meeting: The following officers were elected:

- D. Wallace - President
- Shawn Morris- Vice President
- Tony Stephenson – Secretary
- Olga Rodriquez – Treasurer
- Lori Stipetich – Director
- Eddie Arguello – Director
- Donal Dunbar - Director

Committee Appointments and Resignations:

- L. Stipetich –Appointed as Liaison for the Budget Committee
- T. Stephenson –Resigned as ACC Chair
- L. Hinton to obtain current status of Committee members and provide to Board

Approval of Minutes: August 26, 2009 Regular Board Meeting Minutes – It was moved and seconded to approve the minutes as presented. Motion carried.
September 21, 2009 Members Meeting Minutes – The Board accepted the minutes as presented; minutes will be officially approved by the members at 2010 Members Meeting.

Financial Report: August 31, 2009 Month End

The financials had been previously reviewed and accepted at the Sept 21, 2009 Members Meeting. The August 31, 2009 Financials will be filed at the AMS Office with the Association Documents.

Delinquencies- L. Hinton stated that there is currently \$12,862 in past due accounts; the bulk of accounts carrying this dollar amount are at the attorney for collections. She indicated the remaining accounts are being pursued by AMS Collections Department as per the Collection Policy in place.

Collection Policy – Request by S. Maxey to amend Collection Policy to assess late fees for accounts that are fifteen (15) days late rather than the thirty (30) days late currently in place. After discussion, the Board decided to keep the terms of the policy as it is now as this is the standard business rule in general practices.

Current Business:

- Tennis Court Funding-Alternatives for Revenue Building – This item has been postponed until the Budget Committee has prepared the 2010 Preliminary Budget.
- Pool Maintenance Proposals– Postponed until additional information becomes available
- Entrance Gate Lighting – Board has requested proposal for replacement of current lighting with brighter bulbs.
- Time Warner Box – Board requested L. Hinton to obtain a bid for planting of red tipped Photinias on either side of the box to help disguise the unit.
- Additional BB Goal – Postponed until additional information becomes available with regard to the tennis court construction.
- Clubhouse Rental Fee Increase – This item has been removed from consideration at this time.
- Manning Guard House - this item has been postponed for now.
- Street Striping With Biking & Pedestrian Lanes (Frontier Proposal) – The Board has requested L. Hinton obtain a proposal for installing continuous sidewalk along Finesilver. This would alleviate the need for the bike and pedestrian lanes.
- Clean up of Greenbelt (behind 18 and 20 Sweetwood) – L. Hinton to request Rogers Landscaping to clean-up of greenbelt area – weeds and removal of tree branches that were left.
- Pool Tag Hand-Out & Pool Book Corrections – postponed until 2010 - closer to pool season.

Committees:

- Safety - Outdoor Lighting – to be added to the next meeting agenda
- ACC Resolution -Tabled indefinitely. Questionable variance requests will be presented to Board for their review and opinions.
- Towing Sign Relocation – Tabled. The sign is adequate where it is currently located.
- 2010 Budget –
 - All committees are to have their 2010 Budget requests to the Budget Committee by October 15, 2009.
 - L. Hinton to verify if L. McAlpin will be reviewing the monthly financials.
- Clubhouse Board Schedule- S. Morris will amend the schedule for checking condition clubhouse is left after parties and provide to Board members.
- Directory – L. Hinton informed the Board that this is in process – AMS is putting together the directory based on information received from Owners and Residents.

New Business:

- Painting of Clubhouse Steps- T. Stephenson has volunteered to re-paint the steps by the clubhouse for the following reasons:
 - Alleviate skate boarders
 - Assist with those who may have depth perception
- San Antonio Express News- Correspondence to SAEN demanding a new paperboy (for the record this was requested) due to concerns of speeding and reckless driving
- Pool Drain Upgrade-Wading Pool – (As per the Virginia Graham Baker state requirement) –
 - The Board reviewed a proposal from Chavez Pools in an amount of \$2500 and has requested the following:
 - One (1) additional proposal for comparative purposes
 - Verification re-plastering of entire pool will be done

Compliance/Legal:

- **Gate Damage:** L. Hinton will draft a letter to Trans Man requesting re-imbusement for fees that were incurred for repair when 2003 white Hummer (License Plates W84 NVC) hit the Visitor Gate on May 15, 2009 – 1pm. Total cost is \$145. Driver of vehicle has offered re-imbusement of \$50.

Next Meeting Dates: Regular Board Meeting – October 28, 2009-7p

Adjournment: With there being no further business, the Board adjourned the meeting at 8:50 pm.

Donald Wallace, President

Laurel Hinton, Recording Secretary