

**Minutes of the Regular Meeting of the  
Board of Directors of the  
Finesilver Ranch Homeowners Association  
October 28, 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:** Donald Wallace, Shawn Morris, Olga Rodriquez, Tony Stephenson and Eddie Arguello

**Directors Absent:** Lori Stipetich and Donal Dunbar

**Also Present:** Cheryl Thienpont – CPM  
Laurel Hinton of Association Management Services

**Call to Order:** The meeting was called to order at 7:05 p.m. by Donald Wallace, President, being in the Chair and the Recording Secretary present.

**Lifeguard Management:** C. Thienpont stated that she preferred not to accept the responsibility for the corporate management of the lifeguards for the 2010 pool season. She indicated that financial responsibilities of being an independent contractor are more than she is willing to handle at this time. She expressed interest in continuing to work under CPM and ensured the Board, that she will monitor every aspect of the lifeguards' duties.

**Approval of Minutes:** September 23, 2009 Regular Board Meeting Minutes – Motion: It was moved and seconded to approve the minutes as presented. All agreed; motion carried.

**Financial Report:** September 30, 2009 Month End  
The financials were reviewed and accepted by the Board. The September 30, 2009 Financials will be filed at the AMS Office with the Association Documents.  
Collections- L. Hinton to follow up with the attorney on accounts that have now fallen behind with their post BK accounts.

2010 Budget –

o Safety Committee –

- Additional Camera - The Safety Committee recommended to the Board that an additional two cameras (one either side of the exit street) may be necessary to install at the exit gate in order to capture departing vehicles. The current camera is not sophisticated enough to capture rear license plate details.
- Patrolling Guards – This has contributed greatly to the expense of the Safety Committee but has proven to be a necessary component to community security.

- o Pool Re-Surfacing- L. Hinton stated that the large pool is in need of resurfacing. The fees for this would come out of the Reserve Account.

**Current Business:****Pool:**

- Pool Maintenance Proposals  
Motion: It was moved and seconded to retain CPM as the maintenance company for 2010. All agreed; motion carried.
- Pool Drains- Wading Pool  
Motion: It was moved and seconded to approve Chavez Pool proposal in an amount of \$2500 to add a second pool drain to the smaller “kiddie” pool in accordance with State laws. All agreed; motion carried.
- Pool Re-Surfacing Large Pool - L. Hinton to obtain at least three (3) bids for this improvement
- Manning Guard House - This item has been removed for consideration at this time.

**Grounds:**

- Entry Gate
  - Entrance Gate Lighting – Tabled until next meeting for discussion
  - Preventative Gate Techniques for Accident Avoidance(s) - Tabled until next meeting
  - Painting of Gate – Tabled indefinitely.
  - Monument - Enhancement of monument to better verify Finesilver Ranch wording –tabled until next meeting for discussion
- Fencing Along Braun –  
Motion: It was moved and seconded to approve the proposal for replacement of 10 rails at \$40/ea along Braun Rd. Board requested the material be made of Hardiplank. All agreed; motion carried.
- Sidewalk Proposals – Tabled indefinitely.
- 3 Sweetwood (Sinking Driveway Concern) – Tabled until next meeting for discussion.

**Committees:****Safety –**

- Surveillance Cameras -C. Bourquin will be asked to monitor surveillance cameras only in case of an accident.
- Reflectors – S. Morris will look into adding reflectors to the exit and entry gates for better viewing at night.

**Existing Business:**

- Action List – The Board reviewed the action list taken from the 9.30.09 Board Meeting
- Directory- Currently in process
- T. Stephenson Correspondence –
  - Newsletter Distribution - Suggestion of posting on FSR Face Book
  - Pool Lighting – Disengage power during winter months. Board concurred. L. Hinton to request selected lights be turned off – in and around the pool.
  - Increase in Assessments (2010) – Based on Budgetary needs it may not be necessary to increase assessments in 2010
  - Tennis Court - L. Hinton to contact Chair, S. Flores. Determination of community support is necessary in order to carry this project through

**Compliance/Legal:**

- Gate Damage by Hummer: D. Wallace will follow up with legal recommendations on possible options the HOA can take to recover expenses. (Hummer owner refuses to reimburse the HOA for repair expenses after she hit the gate.)
- Gate Accident Status – Reimbursement check from insurance company of driver is in process of being issued for replacement of exit gate and repair of wall.
- Bakerswood Truck – Truck has been moved to driveway. It apparently has been driven.

**Next Meeting Dates:**

Regular Board Meeting – November 17, 2009

**Adjournment:**

With there being no further business, the Board adjourned the meeting at 8:52 pm.

---

Donald Wallace, President

---

Laurel Hinton, Recording Secretary