

**Minutes of the Regular Meeting of the
Board of Directors of the
Finesilver Ranch Homeowners Association
November 17, 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, Donal Dunbar, Shawn Morris, Tony Stephenson and Lori Stipetich

Directors Absent: Olga Rodriquez and Eddie Arguello

Also Present: Laurel Hinton of Association Management Services

Call to Order: The meeting was called to order at 7:02 p.m. by Donald Wallace, President, being in the Chair and the Recording Secretary present.

Dunbar will be relinquishing his position on the Board as he is being deployed to Afghanistan prior to the end of the year.

Approval of Minutes: October 28, 2009 Regular Board Meeting Minutes – Motion: It was moved and seconded to approve the minutes as presented. All agreed; motion carried.

Financial Report: October 31, Month End
The October 31, 2009 Financial Report was reviewed and accepted by the Board. The financials will be filed at the AMS Office with the Association Documents.
Collections- L. Hinton to stay on track of all of the accounts that are past due.
Balance Sheet Inquiry – D. Wallace requested clarification of Liabilities -204000
Income Tax Payable (\$1502.00)
2010 Budget - Reserve Study has been updated to reflect improvements to components performed during the past year; year end ideal funding balance indicates +100% ideal funding by the end of 2010; increase in assessments will not be necessary.

Current Business:

Pool:

- Pool Drains- Wading Pool –Chavez Pools will perform this work after the 30th of November
- Pool Re-Surfacing Large Pool – Postponed until additional bids are received

Grounds:

- Entry Gate
 - Entrance Gate Lighting – Current lighting to be restored to their original state. Suggestion of an adjustment of the current fixtures (angling) in order to enhance shadows on monument lettering for better visibility
 - Preventative Gate Techniques for Accident Avoidance(s) – Postponed until additional information becomes available.

Committees:

Safety –

- Reflectors –

- Gate: S. Morris will look into adding reflectors to the exit and entry gates for better viewing at night.
- Finesilver Islands - S. Morris will look into purchasing reflectors from local vendor and installing on islands along Finesilver where they have broken off and as necessary for better visibility at night.

Existing/New Business:

- Directory- Currently in process
- Boxes in Storage – Board has requested AMS to destroy boxes containing association records (currently in storage) that are ten or more years old
- Request for Clubhouse Use – Board has authorized the use of clubhouse (at no fee) for a community oil painting group.
- Directional Signs – L. Hinton to contact J. Rodriguez and request possibility of placing a Finesilver directional sign along both sides of Braun Road identifying entrance to Finesilver. There is limited visibility for those coming from Bandera and for those coming from 1604.

Compliance/Legal:

- Gate Damage by Hummer: D. Wallace requested this owner be restricted from enjoyment of amenities (i.e., clubhouse rental and use of pool) until they reimburse the association \$145 fee for repair of gate incurred by their negligence when hitting gate.
- Exit Gate Accident Status – Check received from insurance company; case closed.
- Landscaping Vehicle Accident /Payment Agreement – Diamond Cut Landscaping set up a payment plan – one payment of \$410.20 would be made on in October and one payment of \$410.40 would be made November 1st 2009. They have made one payment of \$410.40; total invoice was \$820.80. Board has requested T. Newton, HOA Attorney, send a demand letter requesting the balance owed.

Next Meeting Dates:

Regular Board Meeting – December –date to be determined

Adjournment:

With there being no further business, the Board adjourned the meeting at 8:03 pm.

Donald Wallace, President

Laurel Hinton, Recording Secretary