

**Minutes of the First Annual Meeting of  
The General Membership of  
Silver Oaks Homeowners Association  
April 11, 2006**

The annual meeting of the General Membership of Silver Oaks Homeowners Association, Inc., a Texas nonprofit corporation (the "Association") was held at Ward Elementary School, 8400 Cavern Hill, San Antonio, Texas, pursuant to call by the President of the Association.

**Directors Present:** Barbara Kanute.

**Directors Absent:** Jose Martinez and Jeff Foster.

**Also Present:** Greg Heaton of Association Management Services.

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

**Quorum:** The Association's governing documents require that 20% or greater of the total votes in the Association be present in person or by valid proxy. There are currently 561 lots within the Silver Oaks community. There were 13 Class A lot owners and 451 Class B lot owners represented either in person or by proxy. The quorum requirement was met and the meeting was properly constituted to conduct business.

**Proof of Notice:** The Association Administrator advised that the notice of the meeting had been mailed to all members of the Association at their mailing address on the records of the Association on March 29, 2006. All Members present verified receipt of the notification.

**Introduction and Opening Remarks:** Mr. Heaton introduced the Board of Directors and himself as the Association's Administrator. Mr. Heaton chaired the meeting on behalf of the Association. Mr. Heaton explained the current status of members of the Board with the resignation of Centex Homes representative, Jose Martinez, which occurred prior to the meeting.

**Approval of Minutes:** There were no previous meeting minutes to approve as this was the first membership meeting conducted.

**Financial Report:** The Association Administrator presented the 2006 Budget to the Membership discussing several line items. The 2006 Budget is in deficit resulting in more funds needed for projected expenses than current income from Homeowner Assessments. Ms. Kanute remarked that during the initial development of the community, Centex Homes would provide deficit funding to cover approved expenses of the Association until which time the development is completed.

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**Election of One Director for a one year term:** The President asked the Association Administrator to conduct the election of officers. With no nominations made prior to the meeting, the floor was opened for additional nominations. The names of Mr. Kenneth Long and Ms. Gina Verastigui were placed in nomination from the floor. Candidates were given the opportunity to address the membership to present their background and platform on issues. There being no further nominations from the floor, nominations were closed and the membership voted. The Association Administrator asked for two (2) volunteers to collect and count the ballots.

**OLD BUSINESS:** Being the first Annual Membership Meeting, there was no old business.

**NEW BUSINESS:**

**Common Areas:** A letter that was faxed into the Association's offices by Ms. Verastigui was read by the Association Administrator. Ms. Verastigui questioned several items regarding the common areas of the community. The nature park of the community was of interest to several members. Ms. Kanute explained that the nature park is part of mitigated areas set aside for the conservation of trees and explained that there is no plans for any amenities within the park or community.

The letter from Ms. Verastigui also asked what are the possibilities of the HOA evicting homeowners from their homes. Additional discussions continued regarding steps the Association could take to place liens on homes for infractions and unpaid assessments.

**Architectural Control Authority.** Ms. Kanute explained the purpose and scope of the ACA Committee. She fielded numerous questions from the floor on specific improvements that need to be submitted for approval. The Membership discussed sheds, staining of fences, relocation of fences, playscapes, patio covers, and landscaping all of which require the submission of an Improvement Request Form for approval of improvements. These forms can be downloaded from the AMS website at [www.ams-sa.com](http://www.ams-sa.com).

**Fire Services ESD-7:** The Membership as a whole was concerned with the lack of fire protection services provided by the County if Helotes Fire Department discontinues coverage. There were several speculations presented and discussions about a vote to be forthcoming to fund an Emergency Services District No. 7 for Bexar County that would cover Silver Oaks community. Ms. Kanute volunteered to collect any information that Centex Homes and Ryland Homes may have on this issue and relay back to the community.

**Announcement of Election Results:** The President asked for the results of the election. The volunteers reported that there was a tie with equal amount of votes being cast for each of the two candidates. Ms. Gina Verastigui graciously volunteered to remove her name from nomination to allow Mr. Long to be the first elected Homeowner to the Board of Directors of the Silver Oaks Homeowners Association.

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**Adjournment:** A motion was made and seconded and the meeting was adjourned at 7:55 p.m.

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Barbara Kanute, President

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Greg Heaton, Recording Secretary