

**MINUTES OF THE BOARD OF DIRECTORS
OF THE
OAK RIDGE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

MONDAY, MAY 22, 1995

I. CALL TO ORDER

The meeting was called to order at 4:05 p.m. at the offices of the Hallmark-Ghormley Development Company at 14607 San Pedro, suite #100.

PRESENT: Gordon W. Best, President (Hallmark-Ghormley Dev. Co.)
Miles Prestemon, Secretary (Hallmark-Ghormley Dev. Co.)
Terry Lucas, Treasurer (Homeowner)
Elaine Maciorowski, Association Manager (Lone Star Community Mgmt.)

II. MINUTES OF PREVIOUS MEETING

The minutes from the previous meeting of February 22, 1995 were read. A motion was made, seconded and passed to approve the minutes as presented.

III. FINANCIAL REPORTS

Ms. Maciorowski presented the financial reports for April 30, 1995. The reports were reviewed and will be kept on file with the Association's records.

IV. UNFINISHED BUSINESS

A. COMMITTEE UPDATE

Terry has contacted a volunteer from each committee to be chairman for the committee. Brett & Tiffini Johnston of 3811 Cove Meadow will head up the Budget Committee and Social Committee, respectively. Joe McLaughlin of 3815 Cove Meadow will chair the Safety Committee and would like to have CPR or safety classes offered for the residents at the community center. He also suggests that speed signs or a crosswalk at the entryway to the subdivision be investigated. Hallmark-Ghormley will donate money toward GNP signs if the residents participate in the program and qualify for the signs. Tim Grossman of 3814 Sage Ridge will head up the Newsletter Committee. Terry will provide an update at the next meeting of the Board.

B. NEW SCHOOL

The building of a new school within the Oak Ridge Village subdivision appears to be unlikely. There has been no contact from the school district for six weeks. The landowners of the new site being considered for the school desire to sell the whole parcel of land as a unit and

will not release just the portion sought for the new school. Hallmark-Ghormley has no desire to purchase the entire parcel at this time. Unit 3, which had originally been set aside as a school site will most likely be developed into single family lots.

V. MANAGEMENT CONTRACT

Mr. Best explained that, with the resignation of Jeanne De Alba, the Hallmark-Ghormley Development Company had decided to dissolve it's inside management company, Lone Star Community Management, and transfer management of the Hallmark-Ghormley community associations to an outside management company. He and Mr. Prestemon have been investigating the possibility of entering into a contract with Barbara Lowry, President of Association Management Services, one of the larger community management companies in San Antonio, for the management of Oak Ridge Village Homeowners Association. Ms. Lowry currently manages the Crownridge of Texas Owners Association, a Hallmark-Ghormley community, and they thought it would be beneficial to have all of their communities managed by the same management company. Ms. Maciorowski, present manager of Oak Ridge Village Homeowners Association, will be entering into a contract with Association Management Services for her services, which will ease the transition to new management.

The new management fee, which is an increase of \$.50 per lot per month, is more in line with the standard rate for communities similar to Oak Ridge Village rather than the artificially low rate charged by many development companies for in-house management. The increase in the management fee should not increase the budget for 1996 by more than 10%

After a brief discussion, it was moved and seconded to terminate the management contract with Lone Star Community Management Company and enter into an agreement with Association Management Services for management of Oak Ridge Village Homeowners Association; motion carried unanimously. Notice of the change in management will be sent to all homeowners.

VI. ADJOURNMENT

With no further business to come before the Board, the meeting was adjourned at 5:00 p.m.


Miles Prestemon, Secretary


Elaine Maciorowski, Recording Secretary