

OAK RIDGE VILLAGE
HOMEOWNERS ASSOCIATION

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MEETING OF THE BOARD OF DIRECTORS

OCTOBER 4, 2000

MINUTES

CALL TO ORDER

The meeting of the Board of Directors of the Oak Ridge Village Homeowners Association was held immediately following the annual meeting of the members at the Oak Ridge Village Clubhouse, 3902 Tavern Oaks, San Antonio, TX. The meeting was called to order at 8:30 p.m.

Directors Present: Raul Garza, Krista Daries, and Joleen Lammons.

Directors Absent: Jim Bastoni and Mac Pena.

Also Present: Gerad Blodgett from Association Management Services.

ELECTION OF OFFICERS

After a brief discussion it was decided that officers would be elected as follows for the 2000 - 2001 year:

Raul Garza	President
Joleen Lammons	Treasurer
Mac Pena	Secretary

OTHER BUSINESS: None.

ADJOURNMENT

With no further business to come before the meeting, the meeting was adjourned at 8:34 p.m.

Raul Garza
President

Gerad A. Blodgett
Recording Secretary

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**Minutes of the Annual Meeting of
the General Membership of
Oak Ridge Village Homeowners Association
October 4, 2000**

The annual meeting of the General membership of the Oak Ridge Village Homeowners Association, a Texas nonprofit corporation (the "Association") was held at the Oak Ridge Village Clubhouse, 3902 Tavern Oaks, San Antonio, Texas, pursuant to call by the President of the Association.

Directors Present: Raul Garza and Krista Daries.

Directors Absent: Mac Pena and Jim Bastoni.

Also Present: Gary Blodgett from Association Management Services.

Call to Order. Mr. Garza called the meeting to order at 6:39 p.m. He introduced Mrs. Daries and Mr. Blodgett and announced that Mr. Pena could not be in attendance due to illness. He introduced Mrs. Merritt and informed the members that she would like to talk about adding fluoride to the city's water supply. Mrs. Merritt said she had flyers available and announced that persons interested in the subject could visit the ADA website.

Determination of Quorum. Mr. Blodgett reported that there were enough property owners present to meet the ten-percent quorum required by the Bylaws of the Association.

Proof of Notice. Notice of the meeting was sent to all members of record on September 15, 2000 as required by the Bylaws of the Association. Everyone present had received the notice.

Approval of Minutes. Upon motion duly made and seconded the minutes of the annual meeting held on October 5, 1999 were unanimously approved as presented.

Reports of Officers and Committees. Mr. Garza reported that it had been a busy year. He said that speeding, especially on Tavern Oaks, was again a problem which will be addressed. He reported that no progress had been made on the possibility of installing one or more speed humps within the subdivision, but the issue will continue to be worked. Mr. Garza reported success in getting the city to install a left turn signal at the subdivision entrance. He asked that members let the Board know if they had suggestions if stop signs and/or other signs were needed in the community. He commented that the Board was reviewing several proposals and projects including fence and gate modifications, clubhouse repair and painting, and seasonal color. He noted that pool operating hours had been extended in 2000 and solicited input for changes to pool policies for next year. He also thanked Mrs. Lammons for her hard work on the Pool Committee and as Pool and Clubhouse Coordinator. Mr. Garza reported that the chili cook off had been a very successful event and encouraged participation in and attendance at the next cook off. Mr. Garza expressed the appreciation of the Board and the community to Mr. and Mrs. Merritt for their efforts on the chili cook off.

1999 Financial Report. Mr. Blodgett briefed the membership on the 1999 financials on a line item by

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line item basis. He reported that income for the year was \$79,195 and that the majority of the revenues were from assessments. He reported that expenses for 1999 totaled \$69,344 which left a surplus of \$9,798 for the year. One resident asked what happened to the surplus at the end of the year. Mr. Blodgett responded that the money remained in the checking account for use in 2000. The financials will remain on file at the Association Office.

2000 Budget Review. Mr. Blodgett reported that income through August 31, 2000 totaled \$97,926 and that expenses totaled \$49,088 for the same period leaving a positive cash flow of \$48,016. He noted, however, that as of the meeting date there were several projects under consideration by the Board of Directors including repairs and painting of the clubhouse, seasonal color, a pool fence modification, replacement of the failed pool filter, and upgrade of the pool access gate. He also noted that a decision on the amount to transfer to the Major Repair / Replacement Reserves was also pending. Mr. Blodgett responded that the balance was \$3,111.14 as of the end of August, 2000. A resident also asked about the possibility of setting up a higher interest account so the Association could increase the amount of return on the money which had not been used. Mr. Garza said the Board would look into it. One resident asked how many assessments were delinquent. Mr. Blodgett reported there were nine and commented that the Board was reviewing a proposal from an attorney who works on a commission basis and, if selected to be the Association attorney, the amount paid by the Association for legal fees should be reduced.

Election of One Director. Mr. Garza reported that Richard Barron had resigned from the Board and that his term was up for election. He announced that Joleen Lammons had volunteered to run for election to the three year term. The floor was opened to nominations. There were no further nominations and upon motion duly made and seconded, Mrs. Lammons was elected by acclamation.

Unfinished Business.

A. Painting the Clubhouse. Mr. Garza reported that the Directors were reviewing proposals to repair and paint the clubhouse. He said that work had not been done earlier because they had not found a contractor with a reasonable price and he felt that work should be delayed until construction in the area was complete.

B. Pool Filter Replacement. Mr. Garza reported that the filter which failed was no longer under warranty and that the manufacturer had gone out of business. He said it would cost about \$1,500 but work may be delayed until next Spring before the pool opens for the season.

C. Air Conditioner for Clubhouse. A resident asked about the status of installing air conditioning in the clubhouse. Mr. Garza reported that the issue was being worked and he expected to receive a proposal this week.

New Business.

A. Reserves. A resident expressed concerns about the amount being set aside for the reserves. Mr. Blodgett said he was developing the 2001 budget and was including an amount for a reserve study

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which would provide a recommended annual contribution amount. He indicated that such a study should not cost more than \$1,000. The consensus of the membership was that the study should be completed this year and Mr. Blodgett responded he would obtain a proposal and provide it to the Board.

B. Right of Way Along Thousand Oaks. Residents noted that the right of way along Thousand Oaks behind the new unit had a build of brush and trash between the perimeter fence and the road. The problem extended to the property line for the adjacent Egg Farm. They also reported there was a dead tree in the area. Mr. Garza agreed and indicated that the Board would ask Medallion to clear the area and remove the dead tree in the right of way.

C. Perimeter Fence on Unit 6 and Wall Around the Subdivision. Residents expressed concern that the fence behind Unit 6 was wood and not rock. Mr. Garza responded that he had discussed this matter with Mr. Bastoni who had indicated that the fence will remain wood. He also said there were no plans to build a wall or fence around the subdivision.

D. Lighting at the Clubhouse and Pool. Residents indicated that persons had been caught using the pool during non-operating hours and that the area was very dark. They expressed concern that the area should be lighted to discourage unauthorized entry. Mr. Blodgett responded he would get a proposal to install motion sensitive lights on the pool and pump room side of the building. A resident asked if it was possible to install a street light by the clubhouse. Mr. Garza replied the Board would check and advise the residents.

E. Land at the Front of the Subdivision. A resident inquired about the status of the four acres of land at the front of the subdivision at the intersection of Thousand Oaks and Tavern Oaks. They also asked if the land was for sale. Mr. Garza said he would find out and report results to the members.

F. Construction Trailer Lot. Mr. Garza reported he had discussed the possibility of the Association obtaining ownership of the lot currently used by Medallion for their construction trailer. He commented he will pursue this further to determine plans for the lot and see what would be required to purchase the lot, if necessary.

G. Year Round Swimming. One resident said he was disappointed that he could not swim whenever he wanted. Mr. Garza responded that the Board was reviewing a proposal for a card system so residents could swim when lifeguards were not on duty. Mr. Garza commented, however, that even if the proposal was accepted, swimming would only be allowed only during posted hours which would not include nights and cleaning days. He told the membership that a Committee meeting was being planned in the near future to discuss pool policies and operating hours and he encouraged all interested persons to attend the meeting.

H. Other Topics. The following subjects were also brought up at the meeting.

1. Lot Conditions. A resident complained about the condition of lots under construction. She remarked that a Port-O-Let by her house had not been serviced for weeks. Mrs. Daries said she would get the unit serviced.

2. Lifeguard Payroll. A resident questioned the amount of money paid for lifeguards during 2000. Mr. Blodgett responded that the supporting documentation was available for review at the Association Office and she was welcome to make an appointment to review it if she wished to.

3. Block Captains. The members expressed concerns about the lack of communication

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and asked about the program. Mr. Garza informed them that the Block Captains are an important interface between the Association and the members. They are used to get in touch quickly with persons on their streets, deliver flyers and other information to residents. He noted that several streets did not have assigned Block Captains and he encouraged persons to sign up for the program.

4. Community Security. A resident informed the members his house had been burglarized and the police never responded. Other residents expressed concerns about vandalism and other security issues. Mr. Garza asked members to report such problems to the Safety Committee, the Board, or the Association Office. He stressed the importance of a Neighborhood Watch program and encouraged persons with security concerns to attend the Committee Night meeting.

5. "Double-Wide" House. A resident expressed dissatisfaction with the amount of masonry on a house near his home. He referred to the house as the "Double-Wide" and said the appearance of the house was not in keeping with the rest of the community and would, therefore, reduce the value of other properties. Mrs. Daries responded that this area (Unit 3) is a blend of plans from the Gardens (Unit 5) with 25% masonry minimum and plans from Units 1 and 2 with a higher masonry requirement. The deed restrictions, however, for Unit 3 are for 25% masonry. The members asked that Mrs. Daries, as a Board representative from Medallion, communicate with the resident about his concerns. The resident also said that he was told at the time he purchased his house that he was not part of Oak Ridge Village. Mr. Blodgett assured him that his property was part of Oak Ridge Village.

Adjournment. There being no further business, the meeting was adjourned at 8:25 p.m.

Raul Garza
President

Gerard A. Blodgett
Recording Secretary