

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
Wednesday, March 7, 2001**

The regular meeting of the Board of Directors of the Oak Ridge Village Homeowner's Association, a Texas nonprofit corporation (the "Association") was held at Chester's Hamburgers.

Directors Present: Raul Garza, Joleen Lammons, Maclovio Pena and Darryl Byrd

Also Present: Gary Blodgett and Marisela De Leon of Association Management Services

CALL TO ORDER: The meeting was called to order at 1:40 p.m., the President being in the Chair and the Recording Secretary present.

ADDITIONS TO THE AGENDA: None.

FINANCIAL REPORT:

A. 2001 Budget Review - Mr. Blodgett reviewed to the 2001 actual budget. Everything was on schedule.

B. Delinquent Accounts - Mr. Blodgett briefed the Board that approximately sixty (60) homeowners were sent "Certified Letters" giving them until March 25, 2001 to send payment or they would be sent to the Association Attorney, in an attempt to collect on the past due assessments.

APPROVAL OF MINUTES: The Minutes of the February 20, 2001 were approved with an amendment to add that Medallion had requested an Auxiliary Architectural Control Committee review the requests prior to Medallion. The Minutes of the October 4, 2000 were approved as presented. The Annual Meeting Minutes were presented to the Board for review.

COMMITTEE REPORTS:

A. Social Committee - Mr. Garza reported six tables had been purchased for the Clubhouse. The Board still needs to purchase the cabinets.

B. Newsletter Committee - The Board will produce a newsletter by Wednesday, March 9, 2001. The contents of the newsletter will include the collection policy on assessments, speed humps within the community, and volunteers needed to serve on the Auxiliary Architectural Control Committee.

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UNFINISHED BUSINESS:

A. Painting Clubhouse - After reviewing the bids proposed to the Board, *a motion was made and seconded to contract John Poirer for painting the interior and exterior of the Clubhouse for the amount of \$2,925.00.*

B. Carpet for the Clubhouse - The Board reviewed the bids proposed, *a motion was made and seconded, to contract Big Dog Floors, to replace and install the carpet in the Clubhouse for the amount of \$ \$1,484.83.* Management will confirm at least a one year warranty on the installation is provided. The carpet will not be laid until the Clubhouse is painted.

C. Pool Gate - The Board discussed the installation of the gate. Mr. Garza mentioned he had spoken to the president of the Woodglen HOA. The Board further discussed the liability issues at hand, electricity, access to the bathrooms and all agreed the gate would not be a good idea for this pool season. The decision has been deferred due to unanticipated expenses for the year. The Pool Committee will meet and review the possibility of using a "pool tag" system. This will allow for the lifeguards to easily identify those who are allowed to swim in the Oak Ridge Village pool, without having to sit at the sign in table.

D. Motion Sensor Lights - Mac Pena met with Villa Electric and they will be submitting another proposal with a diagram on Friday, March 9, 2001. Management will try to reschedule another meeting with Mr. Pena and Lee Nollkemper. Once the bids are in the Board will vote via email.

E. Wall Replacement - Medallion has denied the request of the Board in helping with the funds for the replacement of the retaining wall. Th reason for the denial was because the wall has been deeded over the Association well more than six (6) years and the expense should be covered out of the "Reserve Fund." Mr. Byrd made a suggestion to not replace the wall, but look into the possibility of having the land re-graded. He will help the Board to see if this is a suitable option.

F. 2001 Pool Operating Hours - The Board will meet with the Pool Committee and send the final draft of the Pool Packet to Management for distribution to the Association.

G. ACC Auxilliary Committee - The Board will publish the need for volunteers to serve on this committee.

H. Shed - Mr. Byrd will review the pictures of the shed. Base on his findings, and the Board will then make a decision. The Board will not visit the homeowner.

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NEW BUSINESS:

A. Lot Located at the Corner of Tavern Oaks & Mason Crest - Mr. Bryd indicated that Medallion is deciding what they will do with the lot. One of the probabilities is to deed this piece of land over to the Association upon Medallion moving out of the Association.

Adjournment: There being no further business, the meeting was adjourned at 2:38 p.m.

Raul Garza
President

Marisela De Leon
Recording Secretary