

DRAFT

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
September 26, 2001**

The regular meeting of the Board of Directors of the Oak Ridge Village Homeowners Association, a Texas nonprofit corporation (the "Association") was held at the home of Raul Garza, 3607 Mill Meadow, San Antonio, Texas 78247 pursuant to call by the President of the Association.

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

Also Present: Marisela De Leon of Association Management Services

Call to Order: The meeting was called to order at 5:55 p.m., the President being in the Chair and the Recording Secretary present.

Additions to the Agenda:

Annual Meeting. The Board briefly discussed the agenda for the Annual meeting to be held on October 3, 2001. At that time, Joleen Lammons did ask Raul Garza, to run again for the 3 year term which is open. Raul Garza submitted his candidate profile form to Marisela De Leon and stated he will run for the 2002 Oak Ridge Village elections.

Approval of Minutes: It was moved and seconded that the minutes of March 7, 2001 were approved as presented; motion carried.

Financial Report:

2001 Budget Review - Marisela De Leon presented the financial report through August 31, 2001. The report will be kept on file with the Association's records.

Delinquent Accounts - Marisela De Leon reported that there is over \$5,000.00 in accounts receivable with 11 homeowners delinquent. All delinquent accounts are currently at the attorney's office and in legal.

Marisela De Leon presented two letters, one from Tom Newton's office regarding a payment arrangement in which the delinquent account will be paid in full by the end of 2001. It was moved and seconded to accept the payment plan as presented; motion carried. The other letter was from Mr. Chris Weber's office. After reading the letter from the homeowner, it was moved to place this account on "hold" status until January 31, 2002, if at that point the homeowner has not made payment arrangements through the attorney's office, the Board will authorize the attorney to continue with legal proceedings, the motion was seconded; motion carried.

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Committee Reports:

Raul Garza stated he will announce at the October 3, 2001 Annual Meeting that he will suggest all those who sign up for any and all committees, be present the following Wednesday to get the committee members established. This will include appointing each committee with a chair.

Unfinished Business:

AC Unit for the Clubhouse. It was moved and seconded to install an AC unit for the Clubhouse and to place this improvement into the 2002 budget; motion carried.

Installation of Shrubbery along Pool Fence Line. It was moved and seconded to install shrubbery within the pool fence line and to place this expenditure in the 2002 budget, due to constant occurrences of vandalism and trespassing; motion carried.

New Business:

Reserve Account Deposit. It was moved and seconded to deposit \$7,500 into the reserve account; motion carried.

Contingency Deposit. It was moved and seconded to reflect \$6,000 be moved into contingency funding; motion carried.

Pump Room Drainage. The pump room currently does not have a vent or alternate means for water at ground level to be drained out and away from the building. This discussion was brought up due to a recent pump busting, thus causing water damage to the clubhouse. The damages were salvageable due to the fact the busted pump was reported to management within two hours. The carpet and the lower part of the walls had to be vacuumed dry and some of the baseboards were replaced. This was not enough damage for a claim against the Associations insurance. It was moved and seconded to install a vent and/or a pipeline to have excess water in the pump room in the event a pump busts again to have means for water to drain outside and away from the building; motion carried.

4 Acres Re-Zoning. Per Darryl Byrd of Medallion Homes, the four acres of land along the frontage will be re-zoned from Commercial to Residential. If the re-zoning is passed, Medallion plans to make this a part of Oak Ridge Village and holding approximately 25 homes. Since that is more likely to be the case, Marisela De Leon also advised the Board to budget for landscaping along the frontage road/the right of ways of Thousand Oaks.

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Adjournment: There being no further business, the meeting was adjourned at 7:00 p.m.

Raul Garza
President

Marisela De Leon
Recording Secretary