

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
October 9, 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 offices of Association Management Services, 1600 NE Loop 410, Suite 202, San Antonio, Texas 78209 pursuant to call by the President of the Association.

Directors Present: Evan Guy, 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 12:10 p.m., the President being in the Chair and the Recording Secretary present.

Additions to the Agenda:

Plans for the Acreage along Thousand Oaks - Darryl Byrd presented Medallion's plans of the 4.391 acres of land. The plans include 23 homes to be developed in the new unit. The first step would be re-zoning the land from a B-2 to a B-5. The hearing is going to be held on October 16th. He reassured the Board of Directors that the lots will remain the same size as those currently in the community. The Board of Directors inquire about the ingress/egress and that would affect the traffic. They inquired about the perimeter fencing. Darryl stated the city would have to approve the plans for the ingress/egress and the perimeter fencing would match Unit 6 which is masonry columns with the majority being wooden picket fencing. The Board then asked, who is responsible for the perimeter fencing. Mr. Byrd stated that it would have to be at the discretion of the homeowners association. Most associations do take care of the perimeter fencing due to the aesthetics of the subdivision. If everything goes smoothly, the project will begin within a month. Resident R-5 zoning, no lot can be under 5000 square feet. The reason this is being re-zoned from commercial to residential is to benefit Medallion on meeting their numbers for the overall percentage of lot delivery, as it will benefit the Association with more homes/lots. This will add, as stipulated before 23 lots, to the subdivision. The Board was in agreement for the re-zoning of the current B-2 to an R-5 which would be a residential zone.

Approval of Minutes: It was moved and seconded that the minutes of the September 26, 2001 Board meeting be approved as presented; motion carried.

Financial Report: No financial report was reviewed as the last Board meeting was held two weeks ago at which time financials were reviewed.

Committee Reports:

There were no committee reports. The committees were established at the October 3, 2001 Annual Meeting. The committees are scheduled to meet Wednesday, October 10, 2001.

Unfinished Business:

Speed Bumps - Due to speeding, the Board would like to investigate the possibility of installing speed bumps along Tavern Oaks. Joleen Lammons did encourage all those that are caught speeding, to please write down their license plates and report this to the police. In addition, if they are teenagers from MacArthur High School, their parking permits will be suspended.

New Business:

Rental of Clubhouse - Upon review of a delinquent account who is currently at the attorney's office, it was moved and seconded to allow the homeowner to rent the clubhouse with no penalty; the motion carried. One Board member, Maclovia Pena, dissented and wanted the vote documented in the minutes. The homeowner is current with payment arrangements with the attorney.

URL Link - Evan Guy proposed to Medallion the possibility to provide a link to Medallion's URL for the Oakridge Village Homeowners Association. Darryl Byrd said that this question had never been brought up to him but he will definitely look into it and get back with the Board. The reason that the question is being posed to Darryl Byrd is because currently there are no links available for an Oakridge Village name.

The lot next to the clubhouse. This item was brought to Medallion's attention. The Board would like to have the lot promised to the Association when Medallion does move out. Darryl said at present time he can almost guarantee 97% that the lot will be deeded over to the Association.

Playground. The Board discussed that many homeowners had been promised a playground. Obviously it is not in the plans. However, the Board would like to look into bids for insurance, wrought iron fencing and playground equipment to be installed on the right hand side of the entrance to the Oakridge Village subdivision. Marisela De Leon will obtain bids to meet the Board's request. One Board member asked Mr. Byrd to look into paying towards the playground, or funding the playground. Mr. Byrd said contingent on the bid obtained. He will not make any promises for a playground to be provided by Medallion. He reiterated Medallion is still paying homeowners association dues so they would definitely pass to have a playground installed.

Adjournment: There being no further business, the meeting was adjourned at 1:20 p.m.

Evan Guy
President

Marisela De Leon
Recording Secretary