

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
December 19, 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, Darryl Byrd and Joleen Lammons by proxy

Also Present: Marisela De Leon of Association Management Services

Call to Order: The meeting was called to order at 12:00 Noon, the President being in the Chair and the Recording Secretary present.

Approval of Minutes: It was moved and seconded that the minutes of the October 9, 2001 Board meeting be approved as presented; motion carried.

Financial Report: Marisela De Leon reported that Oak Ridge Village has a surplus as of October 31, 2001 of \$4,191.00, most stems from assessments.

Delinquent Accounts: The Board reviewed the delinquent accounts. All delinquent accounts are currently at the attorney's office, 4 accounts being with Chris Weber and 5 accounts being with Tom Newton. The amount of delinquency of the accounts is \$6,039.83.

Committee Reports:

There were no committee reports.

UNFINISHED BUSINESS:

Update on New Development by Medallion: Darryl Byrd of Medallion reported that on January 10, 2002 the new development that is currently zoned commercial will be presented to the City Council for re-zoning. If the re-zoning is passed, building will commence within 75-90 days. During demolition and construction, two oak trees will be removed and the rock wall will be torn into. After discussion, it was the consensus of the Board to look into transplanting the two trees within the subdivision by possibly selling them to homeowners, or donating them to a tree farm. Mr. Byrd noted that right behind the new model home on Mill Meadow is a huge pile of wood on a construction site. He will report this to City Code Compliance as it is not within Oak Ridge Village and ask for the removal of the wood.

Joleen requested from Medallion to have the frontage road along Thousand Oaks prepared for maintenance by the Association, which includes irrigation. Darryl Byrd stated this was a

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reasonable request and will look at the budget to see how much Medallion will be able to fund.

Signing of the Audit Agreement: The Board made a decision to contract with Armstrong, Vaughan and Associates to prepare the association's year end audit report and tax returns.

Signing of the Landscape Contract: The Board approved the proposal from Rogers Gardens for grounds maintenance at Oak Ridge Village and signed the contract.

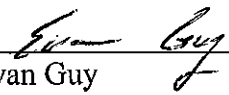
NEW BUSINESS:

Web Site: Evan Guy stated that he does want to establish a web site for Oak Ridge Village due to the chaos that was presented at the annual meeting. Several residents stated that there was not enough communication between the developer, Board members and residents. Mr. Guy would like to have the web site in order to show the Board's willingness to explore every avenue available to establish proper communication between all parties. At this time, Barbara Lowry of Association Management Services entered the meeting, and gave Mr. Guy a list of several companies who could create the web site for Oak Ridge Village. Mr. Guy is going to contact the companies and begin working on the establishment of the web site.


Pool Management: Mr. Guy inquired if Community Pool Management would allow the lifeguards to offer swimming lessons to the residents during swim season. He would like to know what time the lessons could occur, and what ages could participate. Mr. Guy further inquired what the charges would be for swim lessons. Ms. De Leon will check with CPM and report back to the Board.

Speed Lumps: Mr. Guy asked Management to check into the cost of speed lumps for the cross walk leading from the recreation center.

Adjournment: There being no further business, the meeting was adjourned at 1:30 p.m.



Evan Guy
President



Marisela De Leon
Recording Secretary