

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
February 12, 2002**

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 Joleen Lammons, 13651 Bridgeview, San Antonio, Texas 78247 pursuant to call by the President of the Association.

Directors Present: Evan Guy and Joleen Lammons. Darryl Byrd was present by proxy.

Also Present: Marisela De Leon of Association Management Services

Call to Order: The meeting was called to order at 6:50 p.m., the President being in the Chair and the Recording Secretary present.

Approval of Minutes: It was moved and seconded that the minutes of the December 19, 2001 Board meeting be approved as presented; motion carried.

Financial Report: Marisela De Leon reported that Oak Ridge Village had a good start for the new year, with a surplus as of January 31, 2002 of \$56,000.00. All revenues stem from assessments.

Delinquent Accounts: The Board reviewed the delinquent accounts. There are currently 108 members on the aging report as of February 12, 2002, all owing between \$75.00 to \$150.00. The Board is concerned about this and has outlined a collection policy to be explained during the course of these minutes. One delinquent homeowner who was in arrears a couple of thousand dollars has brought their account current. That is good news for the Board of Directors.

Committee Reports:

There were no committee reports.

UNFINISHED BUSINESS:

Update on New Development by Medallion:

-We have obtained several bids for the irrigation along the frontage of Thousand Oaks where there is new development. It was moved and seconded to accept the bid to seed the frontage with Bermuda seed at a cost of \$750.00 and also to irrigate the frontage from Tavern Oaks to the existing wall corner, Section A, that Medallion is currently building at a cost of \$4,000.00; motion carried. The Board has asked for Medallion to contribute \$3,000.00 towards the cost of irrigation and seeding. Marisela De Leon said she will present this to Medallion.

-In addition, the Board requested the removal of trees along the frontage. Because the trees are dead, the Board wants to have them removed as soon as possible. Ms. De Leon said she

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will ask Medallion about this.

-Ms. De Leon spoke to the Board of behalf of Medallion to let the Board know that Medallion has agreed to (a) fund some monies towards the seeding and irrigation of the frontage road, and for Section 7. She did not know the dollar amount that Medallion will fund.

-In addition, Ms. De Leon informed the Board that Medallion did seed Association property that was abutting a home. Their cost is unknown, however we did obtain a bid from the landscape company for approximately \$100.00 to seed it. The location of the house is 1315 Mill Meadow.

-Medallion also informed Ms. De Leon that there is rock that will be donated to the Association so that a rock bulletin board can be built. The Board had made a request for the donation and Medallion has followed through with it.

Pool Issues and Concerns: After a long discussion, the Board has decided to include on the new web site, a survey to gage usage of the pool. The community wants a key swipe system installed at the pool gate, but the Board wants to survey resident's usage of the pool to see if this expense can be justified. If the survey shows this is a necessary improvement, they will look into making it a part of the 2003 pool budget.

The Board would also like to have new pool passes distributed this year, to last a minimum of two years. The passes would be mailed versus distributed to any homeowners who are not delinquent. They also discussed having a town hall meeting prior to the pool opening to discuss the rules and regulations, operating hours, that you must enter with a pool pass - no pass, no entry- because of the cost associated with the new passes.

The hours of operation for the pool are still under discussion. The Board would like to extend the hours but need to find out if lifeguards will be available for the extended hours. Once the new hours of operation are established, they will be included in the new pool book that will be mailed out to residents.

There will be a pool meeting with Fletcher Watson on Wednesday, February 20th. The Board is requesting that Fletcher be there at 6:00 p.m. The pool committee in its entirety will meet at 7:00 p.m. The Board will cut that meeting short, only to extend for 30 minutes. After that, the Board will meet once again with Fletcher Watson after the meeting to discuss the possibility of Fletcher providing swim lessons to the Oak Ridge Village community and lifeguard coverage for the extended pool hours. Management will also be there.

Bulletin Board: The Board is still seeking bids for construction of a rock bulletin board at the entry. The sign is to be 6 feet by 5 feet. The stone is being donated by Medallion. The lettering board should be about 3 feet by 2 feet.

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NEW BUSINESS:

Collection Policy: The Board would like to have management send out two first class letters to the delinquent homeowners. There are currently 108 people on the list. The Board is also considering charging back to the delinquent homeowners, the postage on certified letters. In the letter the Board would like to have noted that any legal fees incurred will be a minimum of \$250.00 for the first demand letter, and all legal fees to follow will be charged to the homeowners accounts, in hopes they will pay the dues before being turned over to the attorney.

The Board has also decided to meet with homeowners who are delinquent to work out payment plans or arrangements.

Web site. The web site is up and running for the Oak Ridge Village Homeowners Association. The web site address is ORVHOA.com. A homeowner has also developed the web site called OakridgeVillageCommunity and has asked the Board to place a link to his web site from the ORVHOA.com which is the official Oak Ridge Village web site. The Board decided not to have the link. Because (a) The system has been up and running for only a month now, (b) They have many other things on their plate, (c) There are many other homeowners who might want to have links, and (d) They do not want to take responsibility for any links being placed on the web site. Evan Guy will get back with Mitch Hendrickson and explain that they will not allow a link to his web site on their official web page.

Adjournment: There being no further business, the meeting was adjourned at 8:45 p.m.

Evan Guy, President

Marisela De Leon, Recording Secretary