

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
January 27, 2003**

The regular meeting of the Board of Directors of the Oak Ridge Village Homeowner Association, a Texas nonprofit corporation (the "Association") was held at the home of Evan Guy, 4122 Tavern Oaks, San Antonio, Texas 78247, pursuant to call by the President of the Association.

Directors Present: Evan Guy & Vance Oliver

Directors Absent: Joleen Lammons, Raul Garza and Darryl Byrd

Also Present: Carol Porter of Association Management Services

CALL TO ORDER: The meeting was called to order at 6:43 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA: Ms. Porter presented the Board with a list of items she needed to review with the Board. The first item was the rock pillar at the end of the wrought iron fence in the common area at the entrance to Oak Ridge Village. The pillar has been destroyed leaving an opening to the area behind the wrought iron fence.

Mr. Guy asked Ms. Porter to find out who to contact at Medallion Homes, forward the contact information to Mr. Guy and he will contact them to ask if they would repair the rock pillar.

Ms. Porter informed the Board that the pool payphone is scheduled to be removed on February 13th and she will be there to let Southwestern Bell into the pool area to remove the payphone. Ms. Porter then explained to the Board that after meeting with Fletcher at the pool area this morning, the location for the emergency phone will need to be mounted to the clubhouse wall by the wrought iron fence on the Tavern Oaks side so that it is accessible from outside the pool area as well as inside the pool area. The Board agreed to have the emergency pool phone installed at that location.

After some discussion on the installation of a new phone line for the emergency phone, the Board decided to use the existing phone line in the clubhouse that is currently used only by the lifeguards when they are on duty. Ms. Porter is to check on this line to make sure that a caller block for long distance/1 plus calls exists for this phone or has it added. Once the phone is installed, a shelter will be built for it to protect it from the elements.

In reviewing the phone cable that is laying along the top of the pool chain link fence and run to the phone box on the side of the clubhouse, it was decided that the cable installation could be corrected when the emergency phone is being set up.

Ms. Porter noted to the Board from her list that there is some damage to the side of the clubhouse that faces Mason Crest. The visible signs of damage can be seen on one of the exterior window frames and on the trim work along the center of this exterior wall. Ms. Porter said she would like to get repair estimates and have this area repaired before any additional damages occur. The Board agreed.

Ms. Porter said she would like to have a knob lock installed on the clubhouse door that opens into the hall area. This would help during the pool season to keep the traffic from going into the clubhouse. The Board agreed and Mr. Guy said he would handle this item.

Ms. Porter noted on her list that the community center sign has faded and should be repainted. The Board asked Ms. Porter to get three estimates to repaint the sign.

The last item on Ms. Porter's list was to note that although there were flag poles, there were no flags on them nor were there any lights installed to shine on flags at night. The Board agreed to have Ms. Porter get prices on the flags and estimates on having lighting installed.

APPROVAL OF MINUTES: It was moved and seconded to accept the minutes of the December 16, 2002 regular Board meeting as they stand.

FINANCIAL REPORT:

Delinquent Report: Ms. Porter presented the Board with the most current copy of the status report from Tom Newton's office on the six homeowners that are in litigation. After review of the report, the Board asked Ms. Porter to contact Mr. Newton's office and ask for an update on three of the cases as the current report only states activity through either September or October of 2002. The Board also asked Ms. Porter to have Mr. Newton's office clarify a refund check in the amount of \$95.00 to the Sheriff on case #4097 004.

At this time, Ms. Porter stated to the Board that the revised collection policy agreed upon at the December 16th Board meeting was reviewed by Robin Lane and is now in place with the AMS accounting department.

August through December '02 Utility Bill Review: Ms. Porter provided the Board the utility report she had done noting the water and electricity bills for the entrance and clubhouse/pool area from August 2002 to December 2002. After some discussion, the Board asked Ms. Porter to contact SAWS on the water bills from September for the entrance irrigation system and pool water usage as these two bills are exactly the same amounts. In addition, Ms. Porter will review the clubhouse usage during the months of

October, November and December due to the higher electric bills during those months.

COMMITTEE REPORTS: Mr. Evan noted that currently there are no active committees.

UNFINISHED BUSINESS:

Playground Proposals: Mr. Oliver discussed the information for the playground that he has gathered since the last Board meeting. Of the three companies he has met with, two of them are very promising in their ability to create the playground area in increments as needed to keep within budget. One of the companies also has the ability to perform all the necessary work to create the playground area including the fence, walking trail and parking spaces. Mr. Oliver said the estimates are forthcoming and should be to him within a week.

Mr. Oliver stated that he also had one of the companies look at the lot across from the clubhouse since the lot was going to become a parking lot to assist in the flow of traffic to the clubhouse and pool. The company believes they can create more than 8 to 10 spaces. It has been suggested that the Association ask Medallion Homes to cut the curbs to this lot rather than constructing the sidewalks. Mr. Guy said he would like to speak to Medallion Homes about an agreement concerning this prospect.

The Board discussed the possibility of applying for a credit card to pay for the expense of completing the playground/park all at one time. This would allow the Association to pay off the expense in two to three years.

Pool Criteria for 2003: The Board asked Ms. Porter to contact Fletcher to find out what the cost for lifeguards will be this year based on the cost for lifeguards in 2002. The Board determined the need for this information prior to making a decision on pool criteria for 2003.

Recap of 2003 Projects: This was accomplished through discussion earlier in the meeting.

Clubhouse Rules & Rentals: Ms. Porter provided the Board with a list of ideas the Board had discussed via e-mail as well as reviewing with the Board a copy of the Club/Pool Rental Agreement and Recreation Area Rules for 2002. Upon review of the rental agreement, the Board asked that #12 be removed. The Board members present do not remember approving this rule and are not in agreement with the rule.

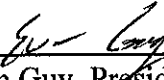
Fence in Pool Area: The Board agreed that due to the location decided on for the emergency phone, there is no need to relocate a portion of the pool fence.

Town hall Meeting Agenda: Mr. Guy will e-mail this information to Ms. Porter.

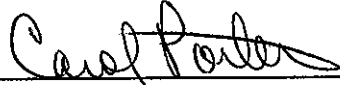
NEW BUSINESS:

None at this meeting.

Adjournment: There being no further business, the meeting adjourned at 8:40 P.M.



Evan Guy, President



Carol Porter, Recording Secretary