

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
June 16, 2003**

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, Raul Garza, Joleen Lammons and Vance Oliver

Directors Absent: Darryl Byrd

Also Present: Fletcher Watson, Community Pool Management
Carol Porter, Association Management Services, Inc.

Call to Order: The meeting was called to order at 7:02 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA

Vacuum Safety Valve: Ms. Porter stated to the Board that Mr. Wyatt told her the Oak Ridge Village wading pool still needed to have a vacuum safety valve installed this year at a cost of \$837.52. Ms. Porter further stated that she had misunderstood Mr. Wyatt in that the Association had until 2004 to have the vacuum safety valve installed.

The Board asked that from now on they need information of this type the prior year when the budget is being formulated as the pool regulations are established for the upcoming year by that time. The Board agreed that a decision on this expense would have to wait until Mr. Guy and Mr. Oliver have had a chance to review the financials on expenses to date.

APPROVAL OF MINUTES: It was moved and seconded to accept the minutes of the January 27, 2003 regular Board meeting as they stand.

UNFINISHED BUSINESS

Playground: The Board met at the green belt area at the front of the subdivision prior to going to Mrs. Lammons' home so that the Board members could gain a better visual understanding of the playground layouts and options Mr. Oliver has received in the proposals for the playground.

Mr. Oliver the different ideas concerning the fence line for the playground area including using the existing tree row as the outline for installing the fence and moving back the wrought iron fence across the "V" shaped portion of this area which fronts Thousand Oaks and Tavern Oaks. Mr. Oliver also noted Mr. Guy's idea of installing a wood fence to border the playground area rather than a wrought iron fence. Mr. Guy asked if any of the Board members had a chance to look at the fencing in Knoll Creek.

Mr. Oliver explained where the walking path inside the fence could be placed and questioned as to whether the path could run through the back portion of the small family cemetery that butts up against the property line between Oak Ridge Village and the subdivision next to them. It was noted that the cemetery belongs to an individual family and therefore, creating a path across the back of this area would not be an option. It was decided that the walking path would need to go around the outside of the fence to the cemetery.

Mr. Oliver explained to the other Board members that some of the playground equipment he looked at was of the tube type, similar to what McDonald's has, and he discounted the use of this kind of equipment since what is going on inside the tubes cannot be seen from outside.

The Board discussed how lighting of the playground area might be done, where certain pieces of playground equipment might be placed, now and in the future, and what other additions to the area might be considered such as benches, tables, exercise equipment, etc. None of the items for this area are to be made of wood. The Board agreed that there should be items in the playground area for children of all ages as well as adults when the area is fully developed. Development of this area will be done in phases as funds allow, the fence being the first priority. Mr. Oliver noted that there would be room for some parking spaces to assist with keeping parked cars off Tavern Oaks as this street is the main entry into Oak Ridge and at peak traffic times is very busy.

Mr. Garza mentioned that he had talked to County Commissioner Lyle Larson. Mr. Larson expressed an interest in helping with the playground. Mr. Garza said maybe assistance with the signs for the parking area would be a start.

At this time, the meeting was moved from the proposed playground area to Mrs. Lammons' home.

Mr. Oliver passed out to each Board member a copy of the playground project options as well as a layout plan from Kidstuff Playsystems, this information provided price quotes for playground equipment as well as other elements that would be necessary for this area. Mr. Oliver noted which companies were able to handle creating the all phases and items for the playground area and these were the companies Mr. Oliver chose to continue working with. Mr. Oliver reviewed the proposals from these companies with the other Board members.

The Board discussed the Knoll Creek playground area and asked Mrs. Lammons to take several digital pictures of the area including type of hardware used. Mrs. Lammons will email the pictures to Mr. Oliver.

Mr. Oliver stated to the Board that as he was speaking to the companies about playground equipment, he also inquired about shade structures for the swimming pool area, especially for the wading pool, which is totally exposed to the sun. One of the companies Mr. Oliver is working with for the playground area also has Sunport shade structures for less than \$4,000.00 delivered and installed. At this time, Mrs. Lammons noted to Mr. Oliver that there was another company she would like for him to check into. Mrs. Lammons will contact Vicki Ledbetter in North Hampton to get the name of the company to pass on to Mr. Oliver.

Clubhouse Tile:

The Board discussed the proposal from Tile Works By J & E Contractors and although the Board had some questions concerning the square footage noted on the proposal, a motion was made and seconded to accept the proposal for replacing the clubhouse carpet with 16" x 16' ceramic tiles, using a darker color of grout and sealing the grout for the price of \$3,776.00. Motion carried.

Mr. Guy said he would call Tile Works to inform them their proposal has been accepted and speak with Janie, the owner, about the concerns the Board has in reference to the square footage of the clubhouse as well as inform Janie that the Board decided to purchase 50 additional tiles to have on hand for replacement purposes and discuss the schedule for this project. The Board would like to arrange to have the work started on June 23, 2003 and completed by June 28, 2003 or started July 7, 2003 and completed by July 11, 2003.

Due to the recent flooding of the storage room in the clubhouse, the Board decided to replace the carpet in the storeroom with an indoor/outdoor carpet rather than with ceramic tile.

AMS Role:

This item was tabled until such time as the Board has had a chance to review the management agreement contract.

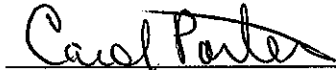
NEW BUSINESS

Pay Pal: Mr. Guy spoke to the Board about the possibility of introducing Pay Pal to the Association members as an option to how they pay for their yearly assessments. This is a free service to the Association and allows the homeowner to pay dues using a credit card plus a \$10.00 charge to the homeowner. The check will go strait to the Oak Ridge Village bank account at Broadway Bank. It would show all the same basic information as a check as passed on to the AMS accounting department. The information for this option can be set up on the website. Mr. Guy said they would need to get with the accounting department first to insure this payment process was understood. The Board would like to implement this option by September or October.

Adjournment: There being no further business, the meeting adjourned at 10:00 P.M.



Evan J. Guy, President



Carol Porter, Recording Secretary