

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
August 31, 2004**

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: Joleen Lammons, Gary Stevenson and Vance Oliver

Directors Absent: None

Also Present: Carol Porter, Association Management Services, Inc.

Call to Order: The meeting was called to order at 6:55 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA:

Dues process for 2005: The Board discussed the dues process for 2005 and agreed to keep the dues the same as for 2004 and keep the process the same including the 10% discount if the dues are paid in full by October 31, 2004.

APPROVAL OF MINUTES: It was moved and seconded to accept the minutes of the February 3, 2004 regular Board meeting as they stand.

UNFINISHED BUSINESS

None at this meeting

NEW BUSINESS

Addition of "SLOW – Children At Play" signs: Ms. Porter explained to the Board that she has prices for the "Slow – Children At Play" signs, but the signs cannot be installed as they are not recognized by the City of San Antonio. Ms. Porter explained further that she had spoken with Mr. Leonard Pruett with the Traffic Division/City Right of Way. Mr. Pruett stated that the signs are not valid traffic signs and are removed by the City wherever they are found.

The Board agreed not to purchase or install the signs. The Board asked Ms. Porter to contact Mr. Pruett about relocating the new "No Outlet" sign to common ground rather than on a homeowner's property and placing a "No Outlet" sign on Ashbourne.

Budget: Ms. Porter stated to the Board that since Mr. Evans has resigned from the Board due to a job transfer to Delaware, she would set up the budget this year for the Board to review and revise as needed.

After some discussion, the Board decided to hold off on having the three flagpoles repaired, adding the American and Texas flags, and installing lights at the base of the flagpoles this year. The Board

asked Ms. Porter to note \$2,500.00 in the 2005 budget for this repair and replacement project. The Board asked Ms. Porter to contact Roger's Gardens to have them trim the trees at the clubhouse/pool area and the trees along the entrance on the park area side. This is to be done as soon as possible. The Board also asked Ms. Porter to send a "Please trim your tree" letter to all the homeowners along Tavern Oaks whose trees have limbs hanging over the sidewalk.

After some discussion, the Board decided to place a hold on the purchase of picnic tables for the park area up by the cemetery.

Parking Lot Survey from NNO: The Board agrees that the first priority for 2005 is the parking lot project. Mrs. Lammons discussed with the other Board members about placing a copy of the parking lot survey that was presented to the homeowners that attended National Night Out in with the annual meeting mail out. The Board agreed that a copy of the survey would be mailed out with the annual meeting mail out. Ms. Porter will handle the arrangements for this item.

Trees/bushes on the exterior of the vacant lot by the clubhouse: The Board agreed that the trees on the vacant lot across from the pool on Mason Crest need to be trimmed as soon as possible. This will be done at the same time as the other common area trees are trimmed.

Annual Meeting: The Board asked Ms. Porter to schedule the annual meeting for October 21, 2004 at 7:00 P.M. at the Oak Ridge Village clubhouse.

Replacement of Evan Guy's position on the Board prior to the annual meeting: After some discussion, the Board decided that since there are two Board terms expiring as of this year's annual meeting, both expiring terms will be up for new 3 year terms in the election held at the annual meeting.

Watering of shrubs by playground: Ms. Porter explained to the Board that the irrigation system for this area has been corrected so that the sprinkler heads reach all of the new shrubs.

Status Report on collection of delinquent accounts: Ms. Porter reviewed the account status of each of the 13 delinquent accounts. Ms. Porter noted that 8 accounts are at the attorneys, 3 are on payment plans arranged with the Association and 2 accounts are at the point of being turned over to the attorney.

Homeowners in violation of ACC matters: Ms. Porter noted to the Board that 18 acc violations had been noted since June 28th, 4 of the violations Mr. Stevenson had reported to Ms. Porter and asked that she help resolve them. Ms. Porter noted that of the 18 acc violations, 8 had been submitted to the ACC and approved, 1 is at the attorney, 2 are ready to be sent to the attorney, 3 are being sent letters to submit the alteration to their property to the ACC for review, 2 are being sent 30 days notice to remove the alteration or they will be sent to the attorney and 2 are under review by the ACC.

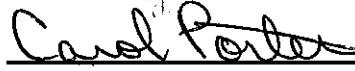
Ms. Porter stated that she would always note any ACC violation she sees during her property inspections twice a month and will keep on top of them until they are resolved. Ms. Porter explained

that the process the ACC decides on to handle ACC requests, they need to relay to Ms. Height since she handles all ACC requests at the Association Management Services office.

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



Joleen Lammons, President



Carol Porter, Recording Secretary