

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
February 28, 2005**

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, Vance Oliver, Norman Downs and Raul Garza

Directors Absent: None

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

Call to Order: The meeting was called to order at 6:45 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA:

Dues increase or other ways to increase income: After discussion on the parking lot was completed, Mr. Oliver said he had several items he wanted to discuss with the other Board members. Mr. Oliver said he thought that maybe a dues increase was something the Board needed to talk about as a means to increasing the income for the Association to help off set the expenses this year. Ms. Porter noted that a dues increase could not be done at this time as the documents only allowed that decision to be made by the Board at the time the yearly budget is being planned. Ms. Porter said a special assessment could be approved on a one-time expense, but only by a vote of the entire membership.

Mr. Oliver said that maybe there are other ways to increase the income such as no discount on the annual dues, a charge to use the clubhouse or maybe an additional fee for homeowners that pay their dues late. Ms. Porter was asked to check the documents to see if it allowed the Board to create an additional late fee.

After some additional discussion on ways to increase income for the Association, Mr. Oliver made a motion to do away with the dues discount at least for 2006 and to charge a \$25.00 rental fee to homeowners that rent the clubhouse beginning October 1, 2005. Mr. Garza seconded the motion. Motion carried.

APPROVAL OF MINUTES: Vance Oliver made a motion to approve the minutes of the October 18, 2004 regular Board meeting as they stand. Gary Stevenson seconded the motion, motion carried.

After some review and discussion, Norman Downs made a motion to accept the email Board meeting minutes from December 2, 2004 as they stand. Joleen Lammons seconded the motion, motion carried.

DELINQUENCY REPORT: Ms. Porter reviewed with the Board the February 28th aging report for Oak Ridge Village. Ms. Porter noted that 5 homeowners were on payment plans through the AMS office for a total of \$712.00; eight homeowners were at the attorney's office and owed a total amount as of this date of \$3,298.00. The other 32 homeowners still owe \$150.00 from January plus late fees and have been sent notification that if they do not pay by March 23rd their account would be sent to the Association's attorney to handle. The total amount owed by these 32 homeowners is \$5,007.00. Ms. Porter noted that the total delinquent amount as of February 28th is \$9,017.00. It was also noted that of the 439 homeowners, 111 had paid half of their annual dues in January and will owe the remaining \$150.00 by no later than the end of May.

The Board asked Ms. Porter for an update on the homeowner that was suing the Association. Ms. Porter explained to the Board that in earlier in February the Association's attorney, Mr. Tom Newton, filed a motion to dismiss the lawsuit due to inaccuracies in said lawsuit.

UNFINISHED BUSINESS

Parking Lot: The Board reviewed the preliminary plans for the parking lot across from the pool. After some discussion as to design, landscaping and lighting, the Board agreed that Mr. Stevenson should sign off on the engineer's preliminary drawing and work in order to start the process on the parking lot and get a second drawing with more details for the Board to review.

Rain & Freeze sensors: Ms. Porter asked the Board if they had decided to approve having a rain and freeze sensor installed on the irrigation system at the pool/clubhouse area as that is the only common area with irrigation that has not had the rain and freeze sensors added to the system. Ms. Porter noted to the Board that the cost from the Roger's Gardens November 2004 estimate was \$125.00 plus tax and that the cost might have changed by now. Mrs. Lammons stated that both items have to be added as it is now mandatory for commercial irrigation systems to have a rain and freeze sensor.

After some discussion Mr. Stevenson made a motion to approve the installation of a rain and freeze sensor to the irrigation system at the pool/clubhouse area at a cost not to exceed \$150.00. Mrs. Lammons seconded the motion. Motion carried.

NEW BUSINESS

2005 Pool rules and pool season schedule: The Board decided to discuss this item as the first order of business as Mr. Fletcher Watson was in attendance and only had a short period of time to speak with the Board about the upcoming 2005 pool season before he had to leave due to a prior commitment.

The Board asked that the rate for lifeguard pay remain the same as in 2004 with the exception of the pay rate for lifeguards working pool parties. The pay rate for pool parties will go from \$12.00 per hour to \$15.00 per hour. The Board also said that the 2004 pool season was one of the best ever and they hope to see things go just as well for this pool season.

The Board asked if some type of equipment could be added to have the large pool water mix with the kiddie pool water since adding the canopy over the kiddie pool keeps the sun completely off the pool

and causes the water to stay a little too cold. Mr. Watson explained that there really was no effective way for that to be done. The Board then asked Ms. Porter to speak with J & G Services for an estimate to make a portion of the canopy open and/or close to help warm the kiddie pool up somewhat. It was also noted that a corner of the canopy had torn and Ms. Porter is to contact Cosco's to ask that the canopy be replaced as it came with a lifetime replacement guarantee should it tear. Mrs. Lammons is to get all the information on the canopy to Ms. Porter so Ms. Porter can take care of making the arrangements to have the canopy replaced.

The Board discussed the schedule for the 2005 pool season and agreed to keep the hours the same as last year. This year the pool will open the weekend of May 21st & 22nd, the pool season will open on a daily basis from May 27th at 4:00P.M. through the day school begins. Ms. Porter is to find out when school will open for 2005-2006. The pool will remain open on weekends only again once it is known when school will begin. The pool will be open September 3rd and 4th. The pool will close for the season on September 5th at 10:00 P.M. This year the Board agreed that homeowners could have pool parties during regular pool hours instead of only before or after regular pool hours. The swimming pool rules and guidelines are also to state that if a homeowner chooses to have a pool party during regular pool hours and the pool reaches it's maximum capacity load, guests of the pool party will be asked to leave the pool first until such time as the Head lifeguard that the pool capacity will allow other swimmers back into the pool. The guidelines are also to note that smoking will not be permitted on at the first bench just outside the pool gate although the second and third benches can be used. The lifeguards will assist in directing smokers to the benches they can use.

Mr. Stevenson asked Ms. Porter if Roger's Gardens was still treating ant beds in the pool area as there had been numerous ant beds in that area. Ms. Porter said she would contact the owner and ask if the ant mounds were still being treated. Mr. Stevenson noted that this is the second time the Association had to ask if beds were being treated because it did not appear as if the ant beds were being treated. Ms. Porter is to let Roger's Gardens know that all grassy areas inside the pool area and at the playground must be treated each time Roger's Gardens is on the property. Ms. Porter was also asked to find out what it would cost to have the entire area inside the pool area prior to the pool being opened. Ms. Porter is also to tell Roger's Gardens that they are to pay for the repair of the 110-volt electrical plug by the playground at the oak tree.

Since there was nothing further to discuss concerning this pool season, Mr. Fletcher thanked the Board for inviting him to this meeting and stated he felt as if a lot had been accomplished then Mr. Watson left the meeting.

Replacement of folding chairs at clubhouse & disposal of broken furniture/umbrellas: Mrs. Lammons said that \$120.00 were the proceeds from the Santa pictures taken during in December. Mrs. Lammons asked that this money be used to purchase chairs to replace the broken down chairs in the clubhouse. Mrs. Lammons noted that several table umbrellas that were in poor condition and would be returned to the store where they were purchased and she asked that the money also be used to purchase additional chairs. All Board members were in agreement to use the funds to purchase some new chairs. The Board also asked Ms. Porter to get an estimate from J & G Services to repair or replace the 3 benches outside the pool fencing.

Discuss replacement of restroom mirrors and pool deck masting as needed: Ms. Porter reviewed the estimate of \$318.60 from J & G Services to replace the restroom mirrors with shatter resistant mirrors. The Board asked Ms. Porter to find out how the size and cost of each mirror as well as if the shatter resistant mirrors come in a smaller size and what the cost of the smaller mirrors would be. Mr. Garza made a motion that once the Board has this information, they will make a decision as to the size of shatter resistant mirrors to use in the restrooms in order to be in compliance with the City's pool regulations and have J & G Services install them. Mr. Oliver seconded the motion. Motion carried.

Ms. Porter explained to the Board that there are several areas in the pool decking where the masting in between deck sections is missing and needs to be replaced to keep this from becoming a safety hazard. Ms. Porter stated that J & G Services' estimate to replace the masting as needed is \$172.80. Mr. Stevenson made a motion to accept the estimate from J & G Services and have the masting replaced before the pool season begins. Mr. Garza seconded the motion. Motion carried.

Removal of little duck house & other items: Mrs. Lammons said all the new ducks had gone over to Eden and that the duck house could be moved to Eden if Eden would accept it. Mrs. Lammons will get the phone number of the President of the Board in Eden and get it to Ms. Porter so Ms. Porter can contact that person to see if the duck house can be moved over to Eden. All other items that had been left out for the new ducks has been removed by Mr. Stevenson so the front entry area has been cleaned up and is back to normal.

Schedule Town Hall meeting for early April: Mrs. Lammons noted to the Board that it was time to plan a Town Hall meeting to update the membership on the progress, time frame and cost of the parking lot to be constructed across the street from the clubhouse and pool area. After some discussion, April 18, 2005 was selected as the date to have the Town Hall meeting.

Mr. Downs asked Ms. Porter to get 460 flyers to him so he can deliver them to each member by mid March and another reminder flyer to him on or about April 10th so he can deliver them to each homeowner.

Ms. Porter said that she is not required to attend the Town Hall meeting, but asked if the Board wanted her to be there. Mrs. Lammons stated that the Board would like for Ms. Porter to attend this Town Hall meeting.

2004 deposit to Reserve account: Due to time constraints the Board asked Ms. Porter to email them the information on this item.

Newsletter offer through AMS office: Ms. Porter stated to the Board that Association Management Services would soon be able to offer a two page, front and back of one sheet of paper, newsletter that would be mailed out to all the homeowners along with their dues statements. Ms. Porter explained

that the newsletter would cost the Association \$150.00 plus printing. There would be no cost for postage since the newsletter would be mailed with the dues statement.

The Board opted not to go with this offer.

Adjournment: There being no further business, the meeting adjourned at 8:50 P.M.



Joleen Lammons, President



Carol Porter, Recording Secretary