

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
July 7, 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 Oak Ridge Village Clubhouse, 3902 Tavern Oaks, San Antonio, Texas 78247, pursuant to call by the President of the Association.

Directors Present: Joleen Lammons, Gary Stevenson and Vance Oliver

Directors Absent: Norman M. Downs and Raul Garza

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

Call to Order: The meeting was called to order at 7:10 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA:

Not at this meeting.

APPROVAL OF MINUTES: A motion was made and seconded to approve the minutes of the February 28, 2005 regular Board meeting as they stand. Motion carried.

DELINQUENCY REPORT: Ms. Porter reviewed with the Board the July 6th aging report for Oak Ridge Village. Ms. Porter noted that of the 15 homeowners on the report, 6 are at the attorney's office for collection, 1 delinquent account will be paid through the attorney's office due to the settlement of a lawsuit. It was further noted that the homeowner in this case has not as yet sent the settlement payment to the Association's attorney. Five homeowners are on payment plans through the AMS office and the other four homeowners are at the first step in the delinquency collection process. The total amount of delinquent dues at this time is \$4,660.00.

UNFINISHED BUSINESS

Parking Lot: Mr. Stevenson updated the Board on the progress of the parking lot project. Mr. Stevenson noted that the City required that one of the trees on the lot where the parking lot is to be built would have to be saved, Mr. Stevenson explained that in doing so two parking spaces were lost. The project is now back at Streets and Drainage for review. Mr. Stevenson anticipates having a bid package ready, including landscaping, to send out by the end of this month. City Public Service will do a field survey and notify the Board where a light needs to be located for the parking lot.

Replacement of folding chairs at clubhouse & disposal of broken furniture/umbrellas: Mrs. Lammons is trying to get Sams to replace the broken table umbrellas. However, if Sams will not replace the broken umbrellas, Mrs. Lammons will handle having them removed from the pool/clubhouse area.

NEW BUSINESS

Tile Floor in Clubhouse: Ms. Porter noted to the Board that the company replacing the broken tiles has examined the tiles that had popped up on the opposite side of the clubhouse and stated that the floor tiles had not been installed properly. It was noted that the adhesive used to install the tiles had only been put on the corners of the floor tiles instead of covering the entire bottom of the tile plus being spread on the concrete so the tile and concrete adhered together.

The Board agreed that if Ms. Porter received an estimate from Home Restaurators for no more than \$400.00, she could accept the estimate and get the tiles replaced. However, if the cost were more than \$400.00, Ms. Porter would need to contact the Board to inform them of the price and seek their approval. It was also noted that the company that installed the floor tile in 2003 was no longer in business.

Cabana over baby pool: Mrs. Lammons stated that Sam's Club will replace the torn gazebo cover that was over the baby pool at no cost to the Association.

The Board asked Ms. Porter to make arrangements to have J & G Services remove the gazebo and put it away at the end of the pool season when they come out to store the pool furniture.

Events at Pool: The Board discussed the event at the pool with a lifeguard on Sunday, June 19th. It was reported by the head lifeguard that this male lifeguard was seen sipping a beer with two of his male friends that came by the pool. The lifeguard was dismissed immediately and the two minors were asked to leave the pool area unless they wanted the police to be called. A report was made to Fletcher Watson, owner of Community Pool Management, who hires the lifeguards. It was noted that this lifeguard can no longer lifeguard at Oak Ridge Village and further noted by Ms. Porter that the lifeguard is not permitted to lifeguard at any pool where Association Management Services has a management contract with that Association. A new lifeguard has taken the place of the dismissed lifeguard.

Skateboards: The Board agreed that since there has been some problems with skateboarders at the clubhouse area and the "No Skateboarding" sign was damaged beyond repair, they want Officer Larry Price, the SAFFE Officer for their district, to get a copy of what the City code states in reference to skateboarding. Once they have this information a sign will be made to quote the City ordinance and installed at the clubhouse.

Concerned homeowner letter to address Board: Ms. Porter presented a letter of concern signed by three homeowners in Oak Ridge Village stating that Joleen Lammons had been unfair and vindictive in her treatment of their children and that Joleen's son has also treated the children in a poorly and spoken to them in an inappropriate manner. Both Mrs. Lammons and her son are accused of cursing at the children and falsely accusing them of mischief they did not do. All three of the children involved are boys.

After the Board reviewed the letter and Mrs. Lammons stated that due to the situation she would abstain from being involved in any decision the Board may make in this matter, the Board agreed to have the Association's attorney review the information in the letter and other information as

had been sent to all Board members via email in reference to a particular situation the three boys had been reported being involved in by two female children to another homeowner who Joleen helped so the Board could get a legal opinion as to how the Board should address the parents that sent the letter of concern to them. The Board agreed that if the Association attorney determines the Association's legal council should handle this situation, the Board does so approve it.

Fall Zone/Playground area; need to refresh: Ms. Porter presented an estimate from the company that installed the playground equipment for "wood fiber" to cover the fall zone at the playground as per Mr. Oliver's request. The estimate was for \$2,850.00 for 90 cubic yards which covers approximately 2,700 square feet at a 12 inch depth.

The Board asked Ms. Porter to get an additional estimate for "wood fiber" with the Board approving the estimate up to \$600.00. The Board would need to be informed if the estimate is over \$600.00 so they could decide whether or not to approve the estimate.

Denial of rec. area privileges for renters of delinquent homeowners: It was noted that the homeowner was advised that the renter did not have rec. area privileges as long as the dues were delinquent.

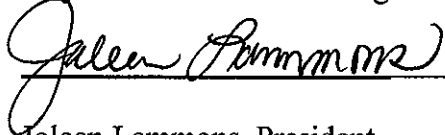
Discuss fine for repeat trash can violation: After some discussion, the Board decided not to act on creating a fine for those few homes that continued to violate the provision in the documents in reference to trash cans.

Discuss problem of owners not picking up after their pets: After some discussion the Board agreed to mention this at their National Night Out event and perhaps place an article in a flyer asking homeowners to please make sure they pick up after their pet when taking the pet for a walk through the neighborhood.

Plan National Night Out event: The Board decided to hold the Oak Ridge Village National Night Out event at the clubhouse from 6:30P.M. to 8:30P.M. Mrs. Lammons will take care of creating the flyer and helping to get it delivered to each homeowner. The Board decided to serve hot dogs.

Discuss Board decisions and implementation: Ms. Porter asked that all Board members please understand that although she will do as asked by any Board member, she generally takes direction from the Board President when it comes to expenses or contracts as agreed on by the Board or a quorum of the Board. Ms. Porter further explained that she would gather information on items or projects when asked by any Board member, but could not act on them without permission from the Board as normally directed by the Board President.

Adjournment: There being no further business, the meeting adjourned at 8:45 P.M.



Joleen Lammons, President



Carol Porter, Recording Secretary