

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
September 26, 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, Vance Oliver and Norman M. Downs

Directors Absent: Raul Garza

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

Call to Order: The meeting was called to order at 6:48 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA:

Lawn Maintenance: Mr. Garza and Mr. Oliver had asked that the Board discuss the possibility of changing lawn maintenance companies prior to the Board meeting. After some discussion concerning this matter, the Board asked Ms. Porter to get three estimates from other lawn maintenance companies for the Board to review. The Board also asked Ms. Porter to provide a scope of work for the companies that estimates are requested from.

At this time, it was also noted that the sprinklers surrounding the playground equipment need to be adjusted away from the playground fall zone and the fall zone area needs to have the weeds removed as well. Ms. Porter will make the arrangements to have this work done.

The Board asked Ms. Porter to contact the City to ask to have Public Works dredge the drainage ditch on Tavern Oaks by the pool/clubhouse area. The portion of the drainage ditch by the sidewalk no longer drains off as it should.

APPROVAL OF MINUTES: A motion was made and seconded to approve the minutes of the July 7, 2005 regular Board meeting as they stand. Motion carried.

DELINQUENCY REPORT: Ms. Porter reviewed with the Board the September 26th aging report for Oak Ridge Village. Ms. Porter noted that of the 8 homeowners on the report, 4 are at the attorney's office for collection, one 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 still not sent the settlement payment to the Association's attorney. One homeowner is on a payment plan, two have balances under a hundred dollars and the other homeowner was sent to the attorney's office today for collection. The total amount of delinquent dues at this time is \$2,757.20.

UNFINISHED BUSINESS

Parking Lot: Mr. Stevenson noted that the City is requiring that one tree be left on the lot that will

be made into a parking lot and the Association is being fined by the City between \$1,300.00 and \$1,400.00 to remove three out of the four trees on the lot.

Mr. Stevenson noted that the parking lot should be completed by the end of 2005 and that he is meeting with Briones Engineering next week to finish the revised plans for the parking lot. Mr. Stevenson said the plans would be available for the membership to review at the October 13th annual meeting.

NEW BUSINESS

Trees along entry, request to trim: After some discussion and review of pictures provided by Mr. Stevenson, the Board agreed that the trees in the easement along Tavern Oaks need to be trimmed. Ms. Porter suggested that since the trees are in a City easement, maybe the City would trim them. The Board asked Ms. Porter to contact the City to ask them to trim the trees. If the City will not trim the trees, Ms. Porter is to get three estimates to trim them when spring comes.

Annual Meeting: The Board reviewed the annual meeting packet mail out that Ms. Porter had provided in the Board meeting packet. After review and some minor changes, the Board agreed the annual meeting mail out was ready to be printed. Mr. Stevenson and Mr. Oliver also stated they would run for another Board term at this annual meeting since their terms expire this year. Ms. Porter added their names to the Ballot/Proxy in the mail out packet.

Proposed 2006 Budget: The Board reviewed the 2006 proposed budget and noted that two additional weekends will be added to swim season and refreshing the playground fall zone area with the proper mulch needs to be budgeted for and done every year.

Mr. Oliver made a motion to approve up to \$450.00 for a Reserve Study Update to be done by January 31, 2006. Ms. Porter would need to contact the Board if the amount quoted by Armstrong & Vaughn is over \$450.00. Mr. Downs seconded the motion and the motion carried.

After some discussion and changes to the proposed 2006 budget, Mr. Oliver made a motion to approve the 2006 budget as revised by the Board at an amount of \$131,400.00. Mr. Stevenson seconded the motion, motion carried.

Once the revisions are made, Ms. Porter is to email a copy of the budget to all Board members.

Adjournment: There being no further business, the meeting adjourned at 9:03 P.M.



Joleen Lammons, President



Carol Porter, Recording Secretary