

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
March 2, 2006**

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, Vance Oliver and Norman M. Downs

Directors Absent: Gary Stevenson

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

Call to Order: The meeting was called to order at 6:40 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA: None

APPROVAL OF MINUTES: A motion was made and seconded to approve the minutes of the September 26, 2005 regular Board meeting as they stand. Motion carried.

DELINQUENCY REPORT: Ms. Porter reviewed with the Board the March 2 aging report for Oak Ridge Village. After review and some discussion, the report was accepted.

UNFINISHED BUSINESS

Parking Lot: Mrs. Joleen Lammons relayed to the other Board members that Mr. James Park, Rezoning Commissioner, is refunding the Oak Ridge Village HOA the \$900.00 sent to the City of San Antonio for fees in order to construct the parking lot. In addition, Mr. Stevenson hopes to have bids for the parking lot construction sent out in April with the intent to have the parking lot in place prior to the 2006 pool season.

NEW BUSINESS

Pool discussion with Fletcher Watson: The Board discussed with Mr. Watson the plans for the 2006 pool season including the lifeguard staff. The Board stated to Mr. Watson that no more than two lifeguards would ever be required for regular pool hours. The Board told Mr. Watson that since the swim lessons were so successful in 2005 to expand them for 2006. In addition, the Board spoke with Mr. Watson about the operation of pools with a card key system, both with and without lifeguards. Mr. Watson suggested that during the peak of swim season, even if a card key system is in place, it is best to have lifeguards at the pool.

The Board asked Mr. Watson if he had the numbers on the cost to heat the pool. Mr. Watson stated that it would cost approximately \$10,000.00 to \$15,000.00 per year to heat the pool. The Board agreed that this was no longer an option due to the cost.

After this discussion, the Board thanked Mr. Watson for his attendance at this meeting and Mr. Watson left.

Board discussion on 2006 pool season: The Board agreed that there would be no major changes to the 2006 pool season. The Board agreed that the 2006 pool season would start the weekend of May 19 at 4:00 P.M. for the weekend only and would open on a daily basis on May 26 with the hours to remain the same as for 2005. The Board agreed that the pool will close on September 4, the pool will be open July 4 and closed on July 5, and pool parties will end no later than 11:00 P.M. The pool rules and guidelines are to be mailed out to all homeowners the last week of April and are to note that the 2006 pool card can be placed into the drop box that will be located by the pool area.

The Board reviewed the proposal from Quality Fence presented to them by Ms. Porter for converting the pool area to a card key system. The estimate of \$18,258.99 included 500 cards. The Board decided to consider this option for 2007, but to send out a pool survey with the 2006 pool rules and guidelines to get input from the homeowners on this option. The homeowners can place the completed survey in the drop box to be located in the pool area.

The Board discussed allowing homeowners outside of Oak Ridge Village pay to use the pool. After some discussion, the Board agreed this was not best for the pool or the Oak Ridge Village homeowners.

Rock Wall repair: The Board had reviewed the estimate from Quality Fence for the rock wall repair located on Tavern Oaks close to Ashbourne. The estimate was for the repair of 50 linear feet of double-sided rock wall including removal, cleaning and reinstallation of rock along with a new rock cap for a cost of \$5,895.00. After some discussion a motion was made and seconded to approve the Quality Fence estimate. Motion carried.

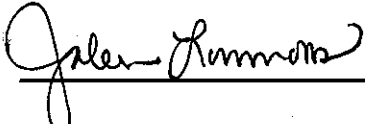
Lawn Maintenance proposal: Ms. Porter reviewed with the Board the lawn maintenance proposal received from RioSa Lawncare, Inc. The Board decided to stay with Roger's Gardens since the new estimate was within \$100.00 of current contract with Roger's Gardens and the maintenance schedules were the same.

Speed limit signs throughout community: Mrs. Lammons said she would like to ask the City of San Antonio to install speed limit signs throughout the community. The other Board members agreed to the speed limit sign request that Mrs. Lammons will handle with the City.

New Bank proposal review: The Board had an opportunity to review the new bank proposal from Association Management Services for Community Associations Bank.

After some discussion a motion was made and seconded to approve moving the Association's accounts to Community Association's Bank.

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



Joleen Lammons, President



Carol Porter, Recording Secretary