

**Minutes of the Regular Meeting of  
The Board of Directors of the  
Oak Ridge Village Homeowners Association  
September 25, 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 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:** None

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

**Call to Order:** The meeting was called to order at 7:00 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 March 2, 2006 regular Board meeting as they stand. Motion carried.

**DELINQUENCY REPORT:** Mr. Vance Oliver asked how the amount of a payment plan is determined and if the payment plan is not adhered to by the member, how long do we continue to work with the homeowner. Ms. Porter explained that whether Association Management Services or the Association attorney is working with a homeowner on a payment plan, the amount of the payment is often negotiated to insure that the Association is paid in an acceptable time frame. In addition, if the homeowner misses a payment and has not requested an extension prior to missing the payment, the payment plan is null and void and the collection process goes from that point forward.

At this time, the report was accepted as presented.

**UNFINISHED BUSINESS**

**Parking Lot:** Mrs. Joleen Lammons stated that the City of San Antonio has held up the approval of the parking lot once again as they have now asked that a water flow report be done, which would cost the Association approximately \$2,000.00. Mrs. Lammons called Councilman Wolff's office and spoke with Cindy Jenkins concerning the run-a-round the Association has received in trying to seek approval for the parking lot project. Mrs. Lammons noted to Ms. Jenkins that each time the Association completed an item the City requested in order to get the City to approve the parking lot, the City comes up with another report it wants done before making a decision on the parking lot.

The water flow report has been completed and will be submitted to the City on September 26. Councilman Wolff's office stated the City would have an answer to the Association within seven days after the report was submitted. Once the Association receives approval from the City, Briones Engineering will get the specifications for the project as well as a list of contractors who can bid on

this project to Joleen Lammons. Gary Stevenson will then handle getting the bid packets out to the contractors.

### **NEW BUSINESS**

**Pool card access control system:** After some discussion, a motion was made and seconded to have a card key access system installed for the pool area. All Board members voted in favor, motion carried.

Ms. Porter is to get two additional proposals for the access control system and contact Quality Access to see if their proposal from November 2005 is still good or if a new proposal will be necessary. Once Ms. Porter has the proposals, she will submit them to the Board to decide on one of the proposals.

**Pool waiver and pool rules:** The Board discussed several options for a pool waiver and pool rules since the access system will be operational when the 2007 pool season opens and there will be no lifeguards. The Board agreed that the hours of operation would be from 7:00am to 10:00pm. Since not every Board member had an opportunity to review the pool waivers and pool rules they received in their Board meeting packet, the Board members will take some time to review the waivers and rules. Once they have reviewed these, they will note to Joleen Lammons the waiver, or sections thereof, and the rules, or sections thereof, that they would like to have as part of the Oak Ridge Village pool waiver or pool rules. Mrs. Lammons will put the information together for the waiver and rules that Ms. Porter will send to the Association attorney, Mr. Tom Newton, to review and make suggestions on wording so the waiver includes and/or is stated as would be a hold harmless agreement. The waiver will also state the pool is to be used on a "Buddy System" so no one is ever at the pool alone.

**Pool shade structure:** This item has been tabled until the 2008 budget review due to financial constraints.

**Exterior restroom discussion:** After some discussion, it was decided that an exterior restroom would not be needed for the pool area.

**Schedule annual meeting:** The Board agreed to hold the 2006 annual meeting on Tuesday, October 24, 2006 at 7:00pm at the Oak Ridge Village clubhouse. Mrs. Lammons requested additional ballot/proxies be sent to her so she can try to collect enough proxies in order to have a quorum at the annual meeting so a second meeting does not need to be held.

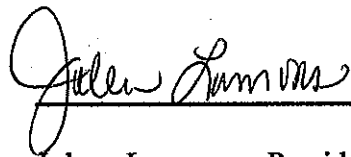
The Board asked Ms. Porter to do a "Top 5 Complaints" list that will be mailed out with the annual meeting packet once approved by the Board. Some of the top complaints noted are pet issues, lawn maintenance, trashcans and speeding.

**Review/revise 2007 proposed budget:** The Board reviewed the proposed 2007 budget presented by Ms. Porter. The Board asked Ms. Porter to remove the budgeted amounts for lifeguards, lifeguard withholding taxes and workman's comp. insurance since there will be no lifeguards at the pool in 2007. In addition, the Board asked that the \$7,000.00 for a shade structure noted under Recreation

Area Improvements also be removed. Pool/Rec. area supplies is to be increased from \$7,200.00 to \$7,500.00. Ms. Porter noted that the Liability insurance budget item should be reduced from \$9,000.00 to \$8,200.00 since the liability insurance renewal had just come in at \$8,139.00.

Mr. Oliver made a motion to approve the 2007 budget once the changes had been made and reviewed by the Board and the expenses were no more than \$131,400.00 in the 2007 budget. Mr. Stevenson seconded the motion. All Board members voted in favor, motion carried.

**Adjournment:** There being no further business, the meeting adjourned at 9:20 P.M.



Joleen Lammons, President



Carol Porter, Recording Secretary