

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
September 13, 2007**

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, Norman M. Downs and Rebecca Morrison

Directors Absent: None

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

Call to Order: The meeting was called to order at 8:00 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA:

Board resignation – Vance Oliver: The Board reviewed the attorney's opinion letter in reference to the pool rules and regulations violation for an unauthorized pool party held by Mr. Vance Oliver. The opinion letter was requested by the Board since there had been no response from Mr. Oliver on the August 28, 2007 disciplinary action letter sent to him.

After review of the attorney's opinion letter and some discussion, the Board agreed to have Ms. Porter send Mr. Oliver a second notice to include the information from the attorney's opinion letter. Ms. Porter will send a draft of the letter for the Board to review before the letter is sent out.

Paint guardrails: Mrs. Morrison noted that a guardrail down from her home was in need of painting. Rather than waiting for the City to take care of this, Mrs. Morrison asked the Board if she could purchase the silver paint and repaint this guardrail. The Board agreed that Mrs. Morrison could purchase the paint and repaint the guardrail.

Revise Clubhouse lease: The Board asked Ms. Porter to revise the clubhouse lease to include cleaning costs for those homeowners that would prefer to have someone else clean up after their party.

APPROVAL OF MINUTES: The Board reviewed the minutes from the March 26, 2007 Board meeting. The minutes are approved as stand.

DELINQUENCY REPORT: After some discussion, the Board accepted this report as presented.

UNFINISHED BUSINESS

Parking Lot: The Board discussed the estimates they have received thus far for the parking lot and decided all the bids were higher than expected. The Board decided to get additional bids from other

contractors for this project. The Board wants to check to see if decomposed granite could be used instead of concrete for the parking lot. It was noted that Jose Cueva with Briones Engineering would have all the parking lot information delivered to the Board so they could proceed getting other bids.

Ms. Porter presented invoice #1300 from Briones for \$3,000.00 for working with the City of San Antonio to get the drainage report the City required on the lot where the parking lot would be constructed. The Board asked Ms. Porter to call Mr. Cueva to ask if this invoice was a new invoice or one of the previous invoices for work that has already paid to Briones. Ms. Porter is to contact the Board after she discusses the invoice with Mr. Cueva.

NEW BUSINESS

Review proposed 2008 budget: The Board reviewed the proposed 2008 budget presented by Ms. Porter. The Board agreed to change one item on the budget, \$1,350.00 is to be moved from Pest Control to Pool/Rec. Supplies. This change still allows for a fire ant control treatment around the grassy areas of the pool and clubhouse for 2008 and the \$1,350.00 can then be used to purchase some much needed new pool furniture.

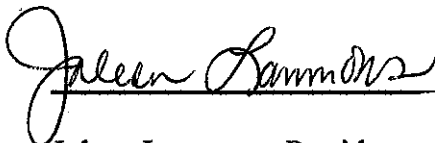
Mrs. Morrison made a motion to approve the 2008 budget with the noted changes. Mr. Stevenson seconded the motion. Motion carried.

Clubhouse/Pool issues: The Board asked Ms. Porter to add to the 2008 pool rules and regulations that a \$50.00 fine will be assessed to any homeowner holding an unauthorized pool party. This is in addition to any other disciplinary action the Board has the authority to make.

Annual meeting items: Mrs. Lammons stated that the annual meeting items to be discussed at this year's annual meeting would be the parking lot, improvements made in 2007, Holiday decorations date will be November 10 and volunteers will be needed to help get this accomplished.

Ms. Porter is to email a copy of the annual meeting packet to the Board for review before printing the meeting packet.

Adjournment: There being no further business, the meeting adjourned at 9:35 P.M. The next Board meeting will be scheduled after the annual meeting.



Joleen Lammons, President



Carol Porter, Recording Secretary