

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
February 19, 2008**

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, Rebecca Morrison and Greg Heaton

Directors Absent: Gary Stevenson and Norman Downs

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

Call to Order: The meeting was called to order at 6:41 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA:

Request for Birthday Party at the Playground: Ms. Porter explained to the Board that she had received a call from a homeowner that wants to have their child's birthday party in the playground area. Ms. Porter further explained that since this request had never come up before, she needed the Board to set the guidelines for parties in the playground area providing the Board agreed that having parties in the playground area would be acceptable.

The Board agreed that having a child's party in the playground area was fine. The Board discussed and decided that the guidelines for children's parties in the playground area, there would be no deposit required, no live animals are live music permitted, no alcoholic beverages permitted, the parent(s) would need to provide their own trash bags and make sure to clean up and carry off the trash after the party, ask that guests park farther up Tavern Oaks, and to keep all children, guests, invitees away from the private cemetery located on this same parcel of land.

Ms. Porter is to contact the homeowner and explain the guidelines to her for having a party at the playground.

APPROVAL OF MINUTES: The Board reviewed the minutes from the September 13, 2007 Board meeting and the December 14, 2007 email Board meeting. The minutes are approved as stand.

DELINQUENCY REPORT:

Review current aging report: Ms. Porter presented the Board with a current copy of the aging report. After some discussion, the Board accepted the report as presented.

Reserve Account Contribution: Ms. Porter noted to the Board that nothing had been deposited into the reserve account since 2005 and that with the parking lot project on hold, the Board should think about making a deposit to the reserve account. After some discussion, Mr. Greg Heaton made a motion to place \$10,000.00 in a reserve CD account. Mrs. Rebecca Morrison seconded the motion,

motion carried.

Ms. Porter is to handle having the \$10,000.00 reserve CD opened.

UNFINISHED BUSINESS

Parking Lot: Ms. Porter presented the estimate for the parking lot construction from Wheeler Coatings at a cost of \$49,850.00. Ms. Porter noted that Wheeler Coating did the proposal as a courtesy for the Association and without the benefit of having a bid packet to go by so the Board could determine if the cost for a parking lot is an item they could move forward on.

After some discussion, the Board agreed to put this item on hold until such time as additional research can be done and the Board can then take the matter back to the general membership to be voted on.

NEW BUSINESS

Rezoning Issue: Ms. Porter explained to the Board that she had called Mr. Frank Burney, the attorney/lobbyist Mr. Tom Newton referred the Association to for assistance on the rezoning issue with Econo Movers. Ms. Porter said Mr. Burney was in a meeting when she called and leaving for Austin after the meeting, but would see if he could call her back today. However, Ms. Porter had not as yet received a call back from Mr. Burney. The Board asked Ms. Porter to continue to try and reach Mr. Burney to discuss the possibility of the Association hiring him to handle the rezoning issue on their behalf.

Ms. Porter brought the signs noting the February 25 Re-zoning meeting with Councilman Rowe and Susan Wright, District 9 Zoning Commissioner, at the clubhouse at 6:30pm. Mrs. Lammons will have Greg Lammons put the signs out tomorrow morning. Since the Board and homeowners on Blairstone are against the re-zoning which would allow Econo Movers to build three storage buildings within 30 feet from the rear fence line of the homes on Blairstone, the Board hopes the signs will encourage many other homeowners to attend this meeting so the City officials understand the Association, as a whole, is very much against this re-zoning issue.

Pool Season/Pool Rules/Pool Lease: All Board members had received a copy of the 2008 clubhouse/pool lease, pool season and pool rules, and pool registration notice with their Board meeting packet. Ms. Porter reviewed the pool information with the Board. The Board had no changes to the pool lease, pool season and pool rules. However, the Board asked Ms. Porter to add to the pool registration notice that only those homeowners that had not signed a waiver in 2007 and did not have a pool key card would need to go to the Association's office during normal business hours to sign the waiver and pick up a pool card key. If the homeowner wants a second pool key card, they would still have to pay \$10.00 for the second card. The Board also asked Ms. Porter to note on the registration notice that all accounts with a past due balance for assessments will have their pool key card deactivated as of May 1, 2008.

The Board stated that any homeowner with a delinquent account of \$300.00 or more as of March 1, 2008 is to have their pool key cards deactivated.

There was some discussion as to how often the pool waiver should be signed by the homeowners. The Board asked Ms. Porter to contact the Association's attorney, Mr. Tom Newton, for his legal opinion on this matter and inform the Board of same.

Pool Furniture: Mrs. Lammons stated she would look into purchasing some new loungers and chairs for the pool area at Sam's to replace the worn and broken ones from last year. Mrs. Lammons said it may be possible to add a couple of picnic tables under the shade structures as well this year. The Board set a cap of \$1,000.00 for new pool furniture for this year.

The Board asked Ms. Porter to have a separate account code set up for pool furniture so they can track what is spent in this area.

Playground mulch estimates: Ms. Porter presented the Board with the two estimates she received for mulch for the playground area. The estimate from RioSA for 40 cubic yards of pine bark mulch, delivered and installed, is \$2,963.10 plus tax. The estimate from Roger's Gardens for 47 cubic yards of Kiddie Cushion Mulch, delivered and installed, is \$3,055.00 plus tax.

After some discussion, the Board asked Ms. Porter to call Garden-Ville to get a price for 47 cubic yards of Kiddie Cushion Mulch. The Board agreed to ask Mr. Greg Lammons for a price to spread the mulch.

Reserve Study: Ms. Porter informed the Board that Mr. Harbourth at Armstrong & Vaughn is not scheduling any reserve studies and the only other company, other than Bill Gregory's CPA firm, that she knows of is out of town and very expensive.

After some discussion, Mrs. Lammons made a motion to accept the \$800.00 proposal from Bill Gregory's CPA firm for an updated reserve study to be performed for the Oak Ridge Village Homeowner's Association. The motion was seconded. Motion carried.

The Board does want Mr. Gregory to attend the first Board meeting after the reserve study is completed to review the study with them.

Review assessment due dates & process: The Board reviewed the current assessment due dates and collection policy noting that it was difficult to keep up with and confusing for everyone involved in the process. It was noted that the original assessment due dates of October and April were set back when the pool had lifeguards so that by the time the pool season started, assessments for the entire year had, for the most part, been collected.

After additional discussion, Mrs. Lammons made a motion to change the assessment due dates beginning in 2009 to be due and payable in January and July with the collection policy that adheres to semi-annual assessment collections. The motion was seconded. All Board members present voted in favor, motion carried.

RBFCU inquiry – newsletter ad: Mrs. Lammons received an email on February 13 from Jeanean Lee, Assistant Branch Manager of the Randolph-Brooks Federal Credit Union, inquiring about

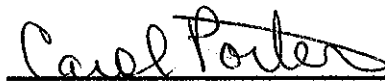
placing an ad in the Oak Ridge Village HOA newsletter. The Board asked Ms. Porter to please contact Ms. Lee to thank her for the inquiry, but the Association would not be able to help with an ad at present as the Association does not have a newsletter.

Garage Sales held at clubhouse: Mrs. Morrison asked if it would be possible for a homeowner to hold a garage sale at the clubhouse instead of their home. Mrs. Lammons and Mr. Heaton said it would be okay to hold an individual homeowner's garage sale at the clubhouse.

Adjournment: There being no further business, the meeting adjourned at 9:00 P.M. The next Board meeting is scheduled for Monday, May 19, 2008 at 6:30pm at the home of Rebecca Morrison.



Joleen Lammons, President



Carol Porter, Recording Secretary