

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
May 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 Rebecca Morrison, 4111 Grovetree, 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

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

Call to Order: The meeting was called to order at 6:50 P.M., the President being in the chair.

ADDITIONS TO THE AGENDA:

There were no additions to the agenda at this meeting.

APPROVAL OF MINUTES: The Board reviewed the minutes from the February 19, 2008 Board meeting. The minutes are approved as they stand.

DELINQUENCY REPORT:

Review current aging report: Ms. Porter presented the Board with a current copy of the aging report. Ms. Porter noted that as of today, May 19, 2008, 5 homeowners are at the attorney for collection, 3 are on a payment plan through the AMS office, 18 homeowners still owe \$300.00 plus late fees and 28 homeowners owe \$177.00 or less. Ms. Porter further noted that the number of delinquent homeowners has decreased a great deal from the April 30th aging report. After some discussion, the Board accepted the report as presented.

UNFINISHED BUSINESS

Parking Lot: Mrs. Lammons stated that the parking lot is a dead issue due to what it would cost to install it. All Board members agree the parking lot project is a dead issue and the vacant lot could be used for other things. Mrs. Morrison said that the lot could be turned into a garden area and perhaps the Madison High Agriculture Department might be able to assist with this project when the Board decides to look into it more in the future.

Rezoning Update: Mrs. Lammons noted that the next rezoning meeting for Johnson Controls was set for June 3 and that either she or Mrs. Morrison might be able to attend that meeting. Mrs. Lammons also stated that the rezoning issue will go to the City Council on June 19. Mrs. Lammons said she would not be able to attend that meeting, but perhaps Mrs. Morrison could.

Mrs. Lammons said that Johnson Controls had agreed to have an 8' fencecrete fence installed on their property just behind the homeowners' fences in that area. This will help with noise control.

Pool Season/Pool Rules/Pool Lease/Age Limits: After some discussion, the Board agreed that the pool rules and guidelines for 2008 would remain as they are stated now, but some changes would be made for the 2009 rules and guidelines when those are being worked on toward the end of this year.

The Board did ask Ms. Porter to make a correction on the first page of the 2008 pool rules and guidelines as the year was not changed from 2007 to 2008.

The Board asked Ms. Porter to draft a sign for the pool entry gate reminding homeowners that they are not to let other homeowners use their pool card key to get into the pool area or to hold open the pool entry gate to let other people into the pool area, and to add the Association Management Services phone number for homeowners to call if their pool card key was not working. Ms. Porter is to email the draft for the sign to all Board members to review and approve prior to the sign being made.

Reserve Study: Ms. Porter explained to the Board that the reserve study update report will be done in late May or early June per Bill Gregory's office.

Review of assessment due dates and process update: The Board agreed that the assessment will remain at \$300.00 per year with no discount. After some discussion, Mrs. Morrison made a motion to change the assessment dates to a true semi-annual payment with the first \$150.00 due the first of January and late if received after January 31, the second payment of \$150.00 will be due July 1 and considered late if not received by July 31. Mr. Heaton seconded the motion. Motion carried.

NEW BUSINESS

Bexar County appraisal value for 2008 on Common areas: Ms. Porter explained that Bexar County Appraisal had reviewed and revised property taxes on the common areas for homeowner associations in Bexar County rather than continuing on the nominal value that had been in place for many years. The common areas in Oak Ridge Village that have been developed were increased in value from \$100.00 to \$2,000.00 for 13539 Auburn Oaks and from \$300.00 to \$2,500.00 for 3902 Tavern Oaks making the proposed property taxes for 2009 \$53.81 and \$67.26 respectively.

Ms. Porter explained that due to the increases Association Management Services has hired a tax consultant that will appeal the proposed increased to Bexar County and the charge to the association will be \$20.00 per parcel, but will not exceed \$160.00 for any association.

National Night Out in October: Mrs. Lammons noted that National Night Out for Texas will be held on October 7 this year. The reason being that the weather is very hot in August and if the new time works better, National Night Out may be held in all or most states in October. Since it is too early to make plans for this very important event, the Board will discuss plans for NNO at a future date. The Board did agree to go ahead and schedule the hot dog stand with Mr. Walters.

Planting of flowers at front entry and clubhouse/Renovations: Mrs. Lammons and Mr. Heaton said that since there were some blank areas in the landscaping around the monument sign as well as the clubhouse sign, they would like to see both sides of the monument sign and the "Community

Center" sign at the clubhouse landscaped with double "Knockout" roses. It was further noted that any of the existing landscaping on the sides of the monument sign from where the "O" is up to where the "V" is needs to be removed to make room for the rose bushes. Ms. Porter is to call Roger's Gardens to get a price to remove this foliage.

Mr. Heaton and Mrs. Lammons stated that the monument sign needs to be power washed and has some loose stones in it that need attention before the sign is power washed.

Sprinkler system at Clubhouse – dead grass due to lack of water: Mrs. Lammons noted that the grass on the Mason Crest side of the clubhouse was dead or gone due to the lack of water. Ms. Porter explained that it was not the lack of water, but rather the constant shade in that area that keeps the grass from growing. After some discussion, the Board decided to plant "Kentucky Blue" grass seed in that area as it does well in shady areas. It was noted that Mr. Greg Lammons could spread the grass seeds and water the area until the grass was well established.

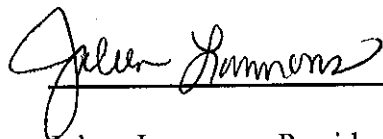
Assessment of fines/Trash out early/How to note violation: After some discussion, the Board agreed that it would be too difficult to keep up with fining those homeowners that set their trash out early. The Board also noted that when the new City trash cans are issued to Oak Ridge Village it may help this situation. The Board wants to look into some type of structure that can become a standard screening for trash cans for homeowners to install so the trash cans can be hidden from view and yet stored outside of the garage on none trash days.

ACC Standards & Guidelines: The Board discussed some of the new fence materials and wants to keep a set standard on fencing materials that can be used in Oak Ridge Village.

Bulletin Board at Entrance: Mr. Heaton suggested that having a bulletin board in a visible location, possible at the back of the median island at the entrance, would be a good way to get information quickly to all homeowners in Oak Ridge Village. Mr. Heaton and Ms. Porter will get together to look at several different sizes of bulletin boards and discuss their findings at the next Board meeting.

Board vacancy/Replacement: The Board discussed what to do about the one vacant Board position it now has as well as seeing if Mr. Stevenson would consider resigning from the Board as his job keeps him from being able to attend Board meetings or being involved in projects the Board are working on. The Board decided not to replace the Board vacancy until the annual meeting in October and to have Ms. Porter call Mr. Stevenson to ask him if he would like to resign from the Board. If Mr. Stevenson resigns from the Board, that vacancy will not be filled until the annual meeting as well.

Adjournment: There being no further business, the meeting was adjourned at 8:50 P.M.
The next Board meeting is scheduled for Tuesday, August 26, 2008 at 6:30pm at the home of Joleen Lammons.



Joleen Lammons, President



Carol Porter, Recording Secretary