

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
August 26, 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: None

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

Call to Order: The meeting was called to order at 7:01 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 May 19, 2008 Board meeting. The minutes are approved as they stand.

DELINQUENCY REPORT:

Review July Financial Report: After the Board reviewed the July financial report, it was accepted as presented.

Review current aging report: Ms. Porter presented the Board with a current copy of the aging report. Ms. Porter noted that as of today, August 26, 2008, of the 34 homeowners listed, 5 homeowners are at the attorney for collection, 1 is on a payment plan through the AMS office and 20 homeowners show a credit of \$1.00 or more. There are 9 homeowners out of the 20 with a \$25.00 credit. Ms. Porter noted that this may not actually be a credit, but the \$25.00 reactivation pool card fee that was not applied to the homeowners account. Ms. Porter will research each of these accounts to determine which are reactivation fees and ask the AMS accounting department to apply the \$25.00 credit as payment of the reactivation fee. The other 8 accounts on the aging are in various stages of the collection process. After some discussion, the Board accepted the report as presented.

The Board asked Ms. Porter to contact the Association attorney, Mr. Tom Newton, to inquire as to the status on one of the accounts at his office and if Mr. Newton's office has contacted the title company that handled the closing for this home. Ms. Porter will update the Board once she receives the information from Mr. Newton's office.

UNFINISHED BUSINESS

Planting of flowers at front entry and clubhouse/Renovations: Mr. Greg Heaton presented pictures of shrubbery, "Knock Out" rose bushes and a "Pride of Barbados" plant as suggestions for

the new plantings at the monument sign. All Board members agreed on these plantings for the entry monument sign and asked Ms. Porter to get an estimate for them from Roger's Gardens to review and decide if other estimates will be needed prior to deciding on the landscaping.

The Board agreed that the tile floor in the clubhouse needs to be removed and the concrete floor updated with one of the new concrete floor designs. The Board asked Ms. Porter to get several estimates for the clubhouse floor project.

The Board agreed that the community center sign at the clubhouse needs to be removed due to the poor condition it is in and a sign is not really needed at the clubhouse. Ms. Porter was asked to arrange to have the sign removed.

Bulletin Board at Entrance: Tabled.

Board vacancy/Replacement: Ms. Porter stated to the Board that in speaking with Mr. Gary Stevenson after the May 19 Board meeting, Mr. Stevenson did decide to resign from the Board due to his heavy work schedule and so noted his resignation in an email.

Clubhouse – dead grass replacement: Tabled.

National Night Out: Mrs. Lammons said that the 2008 National Night Out event will be held on October 7, 2008 at the clubhouse and pool area. Ms. Porter is to arrange for three lifeguards for this event so homeowners attending can also swim in the pool. Mrs. Lammons noted that she will arrange for the cotton candy machine, the hot dogs and the gentleman to prepare them. The time for this event will be the same as last year.

NEW BUSINESS

Reserve Study Update Review: Ms. Porter presented the Board with copies of the 2008 updated reserve study. Ms. Porter stated that the study will be helpful in creating the 2009 budget. Ms. Porter will also do a comparison of the 2001 and 2008 reserve studies to see what changes to the reserve fund contribution will need to be made each year as well as noting the categories where replacement may not need to be done as per the updated reserve study.

Risk Management (Insurance) Review: As per Mr. Greg Heaton's request, Ms. Porter reviewed with the Board the answers from the insurance company that Mr. Heaton asked to have at this meeting. As there were two areas of concern noted by the Board, the Board has requested that an in depth review be performed by Mr. Chuck Blair of Guaranty Insurance Services, Inc. Ms. Porter is to arrange the review with Mr. Blair as soon as possible.

Ms. Porter noted to the Board that of the five vendors currently providing a service for the Association, only one vendor did not have a current insurance certificate on file at the Association Management Services office. Ms. Porter is to contact the vendor to request an updated insurance certificate.

Draft letter to homeowners for 2009 Assessment date changes: After a short review and some

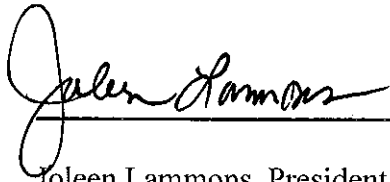
revisions, the Board agreed the assessment date change letter was ready for Ms. Porter to retype and send out to all homeowners.

Clubhouse restroom windows often unlocked – discuss solution: After some discussion, the Board agreed to have J & G Services install stops on one side of each restroom window. Ms. Porter will make the arrangements for this work to be done.

Thousand Oaks perimeter fence: After some discussion, the Board agreed that more research needs to be done concerning the perimeter fence along Thousand Oaks as there is nothing in the Association documents that states the Association is responsible for or has the authority to repair or replace the perimeter fence. Once further research has been done on this matter, the Board wants a letter send to all homeowners noting whose responsibility it is to maintain the perimeter fencing.

Schedule annual meeting date: After some discussion, the Board scheduled the 2008 annual meeting for Tuesday, October 21, at 7:00pm at the Oak Ridge Village clubhouse. Ms. Porter was asked to have proxies ready and available for homeowners to sign at the October 7 National Night Out event at the clubhouse.

Adjournment: There being no further business, the meeting was adjourned at 8:55 P.M. The next Board meeting will be held immediately after the annual meeting.



Joleen Lammons, President



Carol Porter, Recording Secretary