

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
November 3, 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, Greg Heaton and Chad Williams

Directors Absent: Cassandra Littlejohn

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:

Management Agreement: After the Board reviewed the management agreement from AMS SA Management, LLC and some discussion, Mrs. Morrison made a motion to approve the new agreement. Mr. Williams seconded the motion. Motion carried. Mr. Heaton abstained from voting as he is employed by AMS SA Management.

The Board asked Ms. Porter to check the Association's documents to see if the \$25.00 ACC charge to the Association for each ACC request can be charged back to the homeowner.

APPROVAL OF MINUTES: The Board reviewed the minutes from the August 26, 2008 Board meeting. The minutes are approved as they stand.

DELINQUENCY REPORT:

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

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.

UNFINISHED BUSINESS

Planting of flowers at front entry and clubhouse/Renovations: The Board agreed that the new flowers and plantings for the entry monument sign are to be done as soon as possible. Ms. Porter is to have Garza Irrigation to check the sprinklers around the monument sign area and reset the irrigation system to water three times per week until the new plantings and flowers take root. Mr. Heaton or Mrs. Smith are to select the plants and flowers and present the selections to the Board for approval. Mrs. Smith is to mark the plants to be removed. Roger's Gardens will remove the marked plants and prep the soil for the new plants and flowers. Roger's Gardens is also to prep the soil in the small bedding area at the clubhouse so flowers can also be planted there.

Bulletin Board at Entrance: Mr. Williams will take the lead in locating some bulletin boards for the Board to look at and possibly decide on for the neighborhood.

Clubhouse – dead grass replacement: Due to the time of year, the Board will wait until Spring to replace the dead grass on the Mason Crest side of the clubhouse.

Insurance Review update: Ms. Porter explained to the Board that a change has been made to the insurance agent since the insurance review was conducted. Ms. Porter noted that the Association's insurance has been moved from Brown & Brown agency to Guaranty.

Thousand Oaks perimeter fence: Ms. Porter noted that none of the wood perimeter fence on the entry side of Oak Ridge Village belongs to or is attached to any property belonging to the Association.

Mr. Heaton explained that the Association will need to continue to maintain the wood perimeter fence fronting the neighborhood on the exit side of Oak Ridge Village in 2009 as it has done in the past. However, since neither the By-laws or the Declaration of Restrictive Covenants and Conditions state that the perimeter fence was deeded to the Association, at the 2009 annual meeting the homeowners present can vote on whether or not the Association should maintain the perimeter fence or if the homeowners whose property back up to the perimeter fence should be responsible for maintaining and/or replacing that section of perimeter fence that makes up their rear fence line.

NEW BUSINESS

Appointment of Officers: After some discussion, the Board appointed officers as follows;

Joleen Lammons – President

Rebecca Morrison – Vice President

Greg Heaton – Treasurer

Cassandra Littlejohn – Secretary

Chad Williams – Member-At-Large

Replacement of clubhouse/pool chain link fence: After some discussion, the Board decided not to replace the chain link fence around the pool, but to add "Knock Out" roses along the back side of the pool next to the chain link fence in hopes that it will deter non-members and young people from climbing over the fence to access the pool.

Clubhouse interior & exterior repairs/painting: The Board agreed that the clubhouse floor needs to be completed by December 5. The drapes and corkboard for the clubhouse walls will be a project to do in January and February 2009.

Landscape & Social Committee appointments: The Board appointed Mrs. Connie Smith as the Landscape Committee Chair as well as the Interior Design Committee Chair.

Due to budgetary constraints and too few social events, a Social Committee would not be needed at this time.

8. Adjournment & schedule next Board meeting.