

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
February 4, 2009**

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 clubhouse, 3902 Tavern Oaks, San Antonio, Texas 78247, pursuant to call by the President of the Association.

Directors Present: Joleen Lammons, Rebecca Morrison, Greg Heaton, Cassandra Littlejohn and Chad Williams

Directors Absent: None

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

Call to Order: The meeting was called to order at 7:05 P.M., the President being in the chair and the Recording Secretary present.

ADDITIONS TO THE AGENDA:

No additions to the agenda at this meeting.

APPROVAL OF MINUTES: The Board reviewed the minutes from the November 3, 2008 Board meeting. The minutes are approved as they stand.

DELINQUENCY REPORT:

Review December 2008 Financial Report: Mrs. Littlejohn had some questions concerning the 2009 budget and the December financial report, Mr. Williams had a question on the income revenues. After some discussion, the Board asked Ms. Porter to have the purchase history included with their monthly financial report.

The Board discussed the perimeter fence along Thousand Oaks. It has been determined that the perimeter fence is not part of the common area property that the association is responsible for maintaining. The Board agreed that the perimeter fence will need to be an item for the annual meeting so the Board can have the homeowners that attend the 2009 annual meeting in October decide who will maintain and be responsible for replacement of the perimeter fence.

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

Bulletin Board at Entrance: Mr. Williams stated that he had one quote for a marquee that is 8' to 10' tall without lighting. Mr. Williams said he thought it could be placed at the front of the entrance side of Oak Ridge Village by the large Oak tree.

After some discussion, the Board agreed to table this item for six months.

Clubhouse interior & exterior repairs/painting: The Board reviewed the proposals to stain the concrete floor in the clubhouse. At this time, Mrs. Littlejohn made a motion to approve the Buena Vista clubhouse floor proposal. Mrs. Morrison seconded the motion. Motion carried.

Mrs. Morrison said she would call Buena Vista to ask them to reduce their estimate to \$6,500.00 and add a scoring of a 4x4 pattern to the floor for the same price.

Plant Rose bushes -- back side of pool chain link fence: The Board discussed planting "Knout-out" rose bushes along the back side of the pool chain link fence. The Board asked Ms. Porter to contact Roger's Gardens for an estimate as well as to ask if there is adequate irrigation along that area for the rose bushes, what the recommended distance would be between each rose bush and the size of rose bush that would need to be planted there for the best and fastest coverage. Once Ms. Porter has this information, she is to forward it to the Board.

NEW BUSINESS

Duties of Management Company: Since Mrs. Littlejohn and Mr. Williams are new to the Board, Ms. Porter was asked to explain to them some of the things the management company handles for the Association. Ms. Porter handed each Board member a copy of the brochure from Association Management Services that notes services provided by them. In addition, Ms. Porter explained that she takes the minutes at the meetings, works closely with and takes direction from the Board, can suggest or recommend, but does not make decisions for the Board, conducts a property inspection twice a month, handles phone calls, sends out necessary letters from the property inspections, etc. Ms. Porter also noted several of the different departments at AMS that handle business for the Association.

Review of Board protocol and responsibilities: Ms. Porter handed out a list to the Board to help acclimate the two new Board members and refresh the other Board members as to how they can contribute to the Board.

ACC processing fee/charge to homeowners: Ms. Porter explained that the \$25.00 ACC processing fee that AMS is charging for each ACC request submitted cannot be passed on to the homeowner as the protective documents do not give the Board the authority to do so.

Website proposed by Chad Williams: It was noted that the website Mr. Williams has for Oak Ridge Village homeowners can be linked to the official Oak Ridge Village website, and his website allows the homeowners to "chat".

After some discussion, the Board decided to have Ms. Porter ask the attorney, Mr. Tom Newton, if by adding a disclaimer to the website, the HOA would or would not have any liability should something inappropriate be said on his website. Mr. Heaton said he would email a copy of a disclaimer he had so Ms. Porter could speak with Mr. Newton to see if it could be applied to the Oak Ridge Village official website.

Mr. Williams will send a list of all the homeowners' names and phone numbers to all Board members.

The Board will review and check on the progress of Mr. Williams' website in two months.

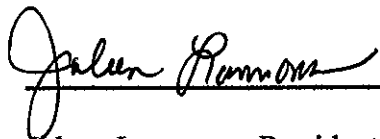
Social events throughout the year/more community involvement: After some discussion, the Board agreed to table this item at this meeting. However, Mrs. Littlejohn will be putting a 2009 calendar of events together for the Board to review at the next Board meeting.

Pool season 2009: The Board decided that the 2009 pool season will begin March 1 and run through October 31. The pool will close for the season on November 1, 2009 and remain closed through February 2010.

The Board reviewed the matter of alcoholic beverages being served at a party in the clubhouse. After some discussion, Mrs. Morrison made a motion to change paragraph #7 in the clubhouse lease agreement to state that **if a homeowner is having a party in the clubhouse and chooses to serve alcoholic beverages, the homeowner MUST have/hire a security guard to be present at the party.** The Board asked Ms. Porter to have a small sign made to place on the message board stating the new paragraph #7 from the clubhouse lease.

Review of Action Items: The Board will look into the type of grass or grass seed to purchase for this area as it gets closer to spring.

Adjournment: There being no further business, the meeting was adjourned at 10:15 P.M. The next Board meeting has been scheduled for April 22, 2009. The location for the meeting is to be determined.



Joleen Lammons, President



Carol Porter, Recording Secretary