

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
August 20, 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, and Greg Heaton

Directors Absent: Cassandra Littlejohn and Chad Williams. (Mr. Chad Williams joined the Board meeting at approximately 8:20PM.)

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

Call to Order: The meeting was called to order at 6:48 P.M., the President being in the chair and the Recording Secretary present.

Additions to the Agenda:

Trash/recycle bins: The Board reviewed the property inspection report Ms. Porter performed on Monday, August 10. It was noted that Ms. Porter persist in sending letters to homeowners that leave their trash/recycle bins out all the time and are not in compliance with the Restrictive Covenants for Oak Ridge Village. The Board has done their due diligence on this issue. This issue will be placed on the annual meeting agenda under "Homeowners Open Forum".

Overgrown weeds & shrubbery: The Board reviewed the property inspection report Ms. Porter performed on Monday, August 10. Ms. Porter noted she had sent several letters to the home on Drakewood concerning the grass/weeds that had grown over the curb. The Board reviewed the Restrictive Covenants and agreed that a fine was not the answer to this issue, but did agree to have Ms. Porter send a violation letter to the home asking the homeowner to remove the overgrowth or the Association would have it done as per the Restrictive Covenants.

Approval of Minutes: The Board reviewed the minutes from the April 22, 2009 Board meeting. The minutes were approved as submitted.

Financial Report:

Review July 2009 Financial Report: Ms. Porter presented the financial report through July 31, 2009. The report will be kept on file with the Association's records.

Review current aging report: The August 20, 2009 aging was reviewed.

The Board agreed to proceed according to the previous process set in place to deactivate delinquent homeowners' pool card keys.

Unfinished Business

Website proposed by Chad Williams: After some discussion, a motion was made and seconded to remove the ING website link from the official Oak Ridge Village website, www.orvhoa.com and discontinue sponsorship of said website. Motion carried. Mrs. Morrison will remove the ING website link from the Association's website.

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Social events throughout the year/more community involvement: Mrs. Lammons stated she spoken with Mrs. Littlejohn and both agreed not to have the Association sponsor another event as there has not been sufficient homeowner participation in the events sponsored by the Association thus far in 2009. Mrs. Morrison will remove any/all events the Association will not be holding from the Association's website.

The next Association sponsored event will be National Night Out on October 6. Mrs. Lammons will speak with Mrs. Littlejohn to see if the September 17 cooking class will be held or cancelled.

Mrs. Lammons explained a homeowner wants to reserve the clubhouse for July 4, 2010 for his daughter's wedding. After some discussion, a motion was made and seconded to not hold a second annual 4th of July event sponsored by the Association. Motion carried. Mrs. Lammons will contact the homeowner to inform him the clubhouse will be available to reserve for the July 4, 2010 wedding.

Block Captains: Tabled until the next Board meeting.

New Business

Pool pumps/equipment & gate system panel: Ms. Porter asked the Board members present if they wanted to review the emails, invoices and other information she brought with her in reference to the previous pool gate and pool pump leak issues. The Board stated there was no problem with the previous pool leak issue.

The Board reviewed the invoices for the pool pump repairs and gate panel circuit board replacements done on August 10 due to the leak in pool pump #1 as well as the replacement of pool pump #3 on August 12. The Board reviewed the two options for repairs to the pool pump room ceiling and walls from JNB Services. Ms. Porter noted to the Board that the insurance company had already informed her that of the \$1,480.22 noted as damages in the claim due to the leak, the payment on the claim will be \$480.22 since the deductible on the policy is \$1,000.00.

After some discussion, a motion was made and seconded to have JNB Services replace the sheetrock on the pool pump room ceiling and the entire wall behind the pool pumps with ½" plywood, vinyl baseboard and a wood preservative sealant. Motion carried.

Scope of work – Grounds maintenance contract: The Board reviewed the grounds maintenance contract the Association currently has with Roger's Gardens as well as the scope of work noted for the Association's common area lawn maintenance.

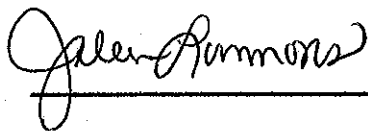
Clubhouse fan replacement – money donated: Mrs. Lammons stated that Mr. Drenner donated \$500.00 to the Association in appreciation of Mrs. Lammons' help in resolving an issue with a land owner whose home address is in Oak Ridge Village. Mrs. Lammons would like to use the \$500.00 to replace the ceiling fans in the Clubhouse.

A motion was made and seconded to use the donated check of \$500.00 to replace the ceiling fans in the clubhouse with Mrs. Lammons and Mrs. Connie Smith in charge of selecting and purchasing the ceiling fans. Motion carried.

Review of Action Items:

- A. Clubhouse – dead grass replacement: Tabled until spring.
- B. Plant Rose bushes back side of pool chain link fence -- tabled until spring
- C. Bulletin board at entrance: Postponed indefinitely
- D. Thousand Oaks perimeter fence: The Board agreed to have Mr. Heaton and Ms. Porter work together on the wording of the specific and pertinent information on the Thousand Oaks perimeter fence and a ballot to present to Mr. Tom Newton, Association attorney, for his review and opinion as to whether a special ballot would be permissible at this year's annual meeting, or if it would be necessary to hold a special meeting for the membership to vote for either the Association to maintain and/or replace the Thousand Oaks perimeter fence or for it to be the responsibility of each individual homeowner whose rear fence line comprises a section of this fencing to maintain and/or replace as per the Restrictive Covenants on fencing.

Adjournment: There being no further business, the meeting was adjourned at 8:50 P.M. The next Board meeting is scheduled for September 15, 2009 at 6:30PM at the clubhouse.



Joleen Lammons, President



Carol Porter, Recording Secretary