

**Notes of the Special Meeting
Of the Board of Directors of
Oak Ridge Village Homeowners Association, Inc.
August 9, 2010**

A special meeting of the Board of Directors of Oak Ridge Village Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), was held at the offices of Association Management Company located at 1600 N. E. Loop 410, Suite 202, San Antonio, Texas. The purpose of the meeting was to honor a request for a hearing before the Board of Directors from Ms. Staci Garrison.

Directors Present: Cassandra Littlejohn - President, Rebecca Morrison - Secretary, Greg Heaton - Treasurer

Directors Absent: Chad Williams, Robert Sherwood

Also Present: Claude Towers, grandfather of and speaking on behalf of Staci Garrison, a resident of Oak Ridge Village.

Introductions: Ms. Littlejohn opened the meeting at 3:09 P.M. introducing herself as the President of the Board of Directors and introduced the Secretary and Treasurer and explained the purpose of the meeting; to provide and share information regarding the denial of vinyl siding associated with Ms. Garrison's property.

Basis of Appeal and Discussions:

- Mr. Tower opened by speaking of the durability of the type of vinyl siding to be used and his experience of installing high grade siding materials. He mentioned there are at least two (2) other instances whereby vinyl siding has been installed in the Oak Ridge Village community.
- Ms. Littlejohn explained that the Covenants of Oak Ridge Village Homeowners Association, Article VII of Unit 4 does not allow for the use of vinyl siding as a building material. If other homeowners have installed this material they have done so without approval from the Architectural Control Committee (ACC) and did not follow the procedures of the improvement process.
- Ms. Littlejohn spoke of enforcement measures the Association would follow. She explained the Board's position of governance and the duty of enforcement the Board must adhere to regarding covenant violations.
- Mr. Tower questioned the specific reasons why vinyl siding was not accepted as an approved building material. A copy of the denial letter that was issued to Ms. Garrison was produced which included the portion of Article VII which identified acceptable building materials.
- Mr. Tower voiced concerns and confusion with the Improvement Request Form that was used for the improvement process whereby vinyl siding is

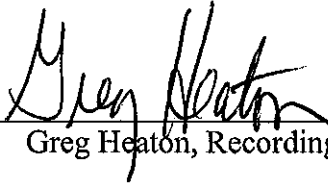
listed as a bullet point for selection. Mr. Heaton pointed out that if the form was downloaded from the Management Company's web site this was a "universal form" meant to be used by several associations which may have items listed that are not meant for Oak Ridge Village Association. The Board will review the form and possibly make modifications to the form and place for downloading on the community's web site. The Board realizes that the form on the Management Company's web site is proprietary and not under the authority of the Board for changes.

With no further items to be discussed on the list of concerns, the Board thanked Mr. Tower for the opportunity for both parties to share their concerns, issues, and information. A copy of the approved meeting notes will be mailed as a result of this Board Hearing.

Response of the Board of Directors:

- The Board of Directors reviewed Article VII of the Declaration of Covenants, Conditions, and Restrictions for Unit 4 of Oak Ridge Village Homeowners Association and upholds the decision of the ACC to deny the vinyl siding.

Adjournment: With no further discussions, the meeting was adjourned at 3:49 P.M.



Greg Heaton, Recording Secretary