

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
February 24, 2011**

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 Oak Ridge Village Club House, 3902 Tavern Oaks, San Antonio, Texas 78247, pursuant to call by the President of the Association.

Directors Present: Cassandra Littlejohn, Greg Heaton, Robert Sherwood and Meredith Morgan

Also Present: Robert T. Bocker, Association Management Services, Inc. ("AMS")

Call to Order: The meeting was called to order at 7:00 P.M., the President being in the chair and the Recording Secretary present.

Additions to the Agenda: Ms. Littlejohn explained that Ms. Morgan would provide the Board with a review of the survey results.

Approval of Minutes: The Board reviewed the minutes from the October 21, 2010 Board meeting and Mr. Heaton asked for two corrections; with the corrections noted a motion was made and duly seconded to approve the minutes; the motion carried unanimously.

Budget Review: Mr. Heaton briefly discussed the fact that we are so new into the 2011 budget year he has not done an in-depth review. He highlighted that there were some timing differences which will reflect on the budget comparison report namely the tree trimming which was done late in 2010 and not paid until 2011. He also discussed the additional expenses incurred in 2010 that had not been budgeted i.e. windstorm damage and drainage area maintenance from two major thunder storms and one tropical storm. Ms. Littlejohn asked about the aging report. Mr. Bocker explained that the majority of the delinquent dollars were in the 30 day category and that the more serious delinquencies were at the attorney's office.

OLD BUSINESS

Speed Hump Status: Mr. Bocker explained the first step in the City's process was two thirds complete and that due to her schedule Ms. Morrison was unable to gather the signatures needed for the third and final street section. Ms. Littlejohn, Ms. Morgan and Mr. Sherwood all agreed to canvass the third and final street section on March 6th at 4:00 p.m.

2011 Pool Security rules and hours: Mr. Bocker outlined a proposal for a night vision camera installation, which would allow the board to authorize posting warning signs as a deterrent to trespassing. Mr. Bocker also discussed the cost of a pool monitor coupled with reduced pool hours. He explained that in another community the annual cost for a monitor was \$18,000.00. Ms.

Lammons commented from the floor that there was also an on line monitoring system available through Time Warner and opting for that system would also allow the Board to post the warning signs. The Board had substantial additional discuss on the matter among themselves and the decision was made to table security enhancements until the May meeting and Mr. Brocker was asked to get information on the Time Warner system. Mr. Brocker was asked to contact the SAFFE Officer concerning trespassing. The Board had a lengthy discussion about the pool hours, weekends only use from Spring Break through the end of the school year, open and close times etc.

Mr. Brocker asked the Board to consider a full day closing for pool maintenance. After continued discussion a motion was made and seconded to leave the hours of operation the same as last year except provide for a full 24 hour closure for maintenance; the motion carried unanimously. Mr. Brocker was asked to confirm coordination between Community Pool Management and MLC landscaping.

Baby Pool Repairs: Mr. Brocker reviewed the proposal from Alamo Asphalt and informed the Board he did receive a second bid on the repair late in the afternoon but did not get the insurance deck page. He also informed the Board that the second bid was lower. After discussion among the members a motion was made and duly seconded to award the work to Alamo Asphalt; the motion carried unanimously.

Landscaping at Entry and Clubhouse: The Board reviewed the bids for landscaping and Mr. Heaton called to the attention of the members the discrepancies in the quantities bid. After additional discussion Mr. Sherwood volunteered to draw a plan for the landscaping which will serve as the basis for a new Request for Proposal.

Social Committee Calendar: Ms. Littlejohn presented a proposed calendar. After discussion among the members a motion was made and duly seconded to place the following events on the Calendar: April 9th- Community Garage Sale, September 10th-Community Garage Sale, May 28th- Dinner and a Movie Night, July 4th- Parade and Kids Day activities, August 20th- Back to School Event, October 4th National Night Out, December 8th Christmas Party; the motion carried unanimously. Mr. Brocker was asked to try to mail the calendar with the pool book.

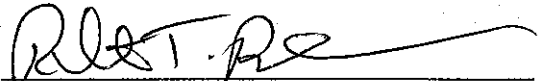
Board Vacancy: Ms. Littlejohn asked all the members to discuss the opportunity with friends and neighbors and try to recruit a volunteer.

Pet Station: The Board reviewed the catalog from Peachtree and authorized Mr. Brocker to order three Pet Station kits at an advertised price of \$359.00 each. Specific locations to be determined upon receipt.

Survey Results: Ms. Morgan briefed the Board on the details of the survey results and the results will be published on the community web site.

Adjournment: There being no more business to discuss the meeting was adjourned at 9:40 p.m.

Cassandra Littlejohn, President



Robert T. Brocker, Recording Secretary

Approved by the Board of Directors 00/00/10-Draft #1