

**Minutes of the Regular Meeting of  
The Board of Directors of  
Oak Ridge Village Homeowners Association  
February 16, 2012**

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 a call by the President of the Association.

**Directors Present:** Connie Smith, Joleen Lammons, Olivia Alva and Meredith Morgan

**Directors Absent:** Robert Sherwood

**Committee**

**Members Present:** Greg Heaton, Finance Committee

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

**Executive Session:** Executive session was called to order at 6:35 P.M. The Board had general discussion regarding delinquent accounts. Mr. Brocker gave the Board a summary of the current accounts listed on the delinquent report. Olivia Alva noted there was an increase in the insurance premium this year. After discussion the Board agreed that the increase was due to the filing of the claim to replace the shade structure. Executive session was adjourned at 7:02 P.M.

**Call to Order:** The meeting was called to order by the President at 7:07 P.M., and the Recording Secretary was present.

**Budget Review:** Mr. Brocker reminded the Board members that at the Organizational meeting it was agreed that at this first quarter meeting the Board would review the approved Budget and amend it to provide additional funds for social activities. Mr. Brocker informed the Board that Mr. Heaton had identified several line items where funds might be reallocated. After review of the budget and the various line items it was decided that the line item for Pool-Depth Markers (\$500) and the line item for Administration-Newsletters (\$280) be reallocated to Social Committee making the new total allocation equal \$1,230.00. Mr. Brocker was asked to check and see if the Budget was adjusted to accommodate the backflow preventer that was stolen for the copper parts.

**UNFINISHED BUSINESS**

**Perimeter Fence on Thousand Oaks:** Mr. Brocker opened the discussion by explaining to the Board that the former Board had voted to have the association attorney draft a Deed of Easement for each of the properties having a portion of the Thousand Oaks perimeter fence on their lot. If all lot owners agreed and signed the Easement it would allow the Association to go in and remove the old fencing and rebuilt the fence in a uniform fashion; resulting in the fence becoming a common area improvement and thereafter maintained by the Association. Mr. Brocker went on to explain that the

Board did not vote to send out the Deed's or take any additional actions other than draft the Easement Document. There was general discussion about the options dealing with the fence including enforcing fence repair by the homeowners, concerns about uniformity of repairs and timing of accomplishing repairs because there were 21 lot owners involved. One homeowner was allowed to comment on the fencing stating that she was very much against the Association doing the repair and would lead an effort to prevent Association funds from being used for that purpose. Additional suggestions were made concerning the possibility of the Association, following homeowner repair, staining the fence for a uniform look or if variations in wood type etc. occurred the possibility of doing xeriscape planting to help shield the variations. A suggestion was made that possibly the association could notify the affected homeowners that the association would cause the repair to be done all at one time by the same contractor with standardized specifications and that each homeowner would be billed for their pro-rata portion of the expense. It was further suggested the homeowner expense would be secured by a promissory note payable over 12 months. After additional discussion the matter was tabled and the Board asked Mr. Brocker to get the association's attorney's opinion on this approach.

### **NEW BUSINESS**

**McArthur High School Project Graduation:** Mrs. Smith suggested to the Board that members of the association be allowed to participate in the McArthur High School Project Graduation. A motion was made and duly seconded; the motion carried unanimously.

**Landscaping mulch for tree wells and Playground:** The Board discussed mulching the tree wells at the entry and increasing the kiddy mulch in the playground area. After discussion it was decided to call for volunteers to spread the mulch and have the association purchase the mulch from Gardenville. Mr. Brocker will get with Mr. Heaton to have a posting on the web page and an e-mail blast sent out requesting volunteers. The time frame was preliminarily set for late March pending volunteer sign up.

**MLC Landscape Contract:** Mr. Brocker explained to the Board that he inquired about a reduction in the landscape contract cost if the Board chose to discontinue the parkway mowing on Thousand Oaks along the Hunters Mill Development. He further explained that Mr. Malone stated the amount would be minimal in the range of \$10.00 per month because it was included as an accommodation when the contract was bid; stating with his large mower it takes little time to complete. The Board decided to leave the contract as is. Mr. Brocker was asked to attempt to talk to a Board member of Hunters Mill about the parkway.

**Approved minutes from prior meeting:** Joleen Lammons asked Mr. Brocker to insure that approved minutes be signed by the Recording Secretary. Mr. Brocker acknowledged that he would make sure it was done.

**Adjournment:** There being no more business to discuss the meeting was adjourned at 8:15 p.m.

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Connie Smith, President

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Robert T. Brocker, Recording Secretary