

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
May 30, 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, Meredith Morgan and Robert Sherwood

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

Executive Session: Executive session was called to order at 6:15 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. Mr. Brocker explained to the Board that there was a pending investor offer on a property on Mill Meadow which the Association has foreclosed on for delinquent assessments. The HOA would recover \$620.00 of the \$ 1,206.66 delinquent amount. After discussion a motion was made and duly seconded to allow the law firm to attempt to close the sale; the motion carried unanimously.

Ashbourne Drainage: There was a discussion about the maintenance of the Ashbourne drainage ditch. Mr. Brocker explained that he monitors the height of the growth and orders, on an as needed basis MLC to shred the ditch.

Pool Issues: The Board had extended general discussion about the pool and rules enforcement. It was decided after discussions that a sign should be put up on the interior entry gate informing members that they are entitled to enforce pool rules. A motion was made and duly seconded to put up the sign informing members they were entitled to enforce the pool rules; motion carried unanimously.

Arrears Report: It was requested that Mr. Brocker check into being able to provide the Board with an Arrears Report sorted alpha by Member name. Mr. Brocker confirmed he would check into that possibility.

Property located on Bridgeview Fence : There was discussion among the Board about the condition of the fence on a property located on Bridgeview. Mr. Brocker explained that the homeowner was in violation status. The Board asked Mr. Brocker to run the situation by the Association's attorney for recommendations on how to proceed. Mr. Brocker acknowledged he would.

Approved by the Board of Directors

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

Trees at the intersection of Mason Crest and Tavern Oaks: Two members were in attendance and questioned what had happened to the trees. Connie Smith explained that the trees were the property of the City of San Antonio. She had contacted the City Arborist and was told that the City does not provide care for the parkway (Tavern Oaks) trees but relies on the adjacent homeowners. The City official also stated that they will take no action against the homeowner for topping the trees. Connie further explained that the Association could take no further action because the trees were the property of the City and not the Association.

Budget Review: The Board reviewed the Budget Comparison and noted that the adjustments for the Social Committee (an increase of \$1280.00) had not been done yet. Mr. Brocker acknowledged that was his fault and he would take action to correct. The Board also indicated that the entry under Grounds-misc. expense of \$905.02 needed to be reclassified to Grounds-seasonal color. Mr. Brocker stated he would have the necessary adjustments made. Also during the budget discussion the Board pointed out that larger trash bags had to be ordered for the large trash cans at the Clubhouse. Mr. Brocker stated he would make sure Titan Services acquired at least 55 gallon bags going forward.

Approval of Minutes: The minutes from the February 16, 2012 BOD Meeting. A motion to approve the minutes was made and duly seconded; the motion carried unanimously, but also noting the social budget adjustment still needs to be made.

NEW BUSINESS

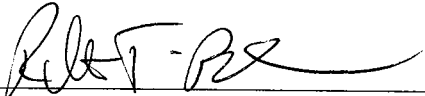
ACC Guidelines Manual: Mr. Brocker stated that he would send the Board members a draft copy of the ACC Manual partially completed by Greg Heaton to begin review and for ideas concerning additions.

Discuss ADA compliance for Pool: A request was made by a homeowner to add a pool chair lift to the facility for disabled persons. Mr. Brocker briefed the Board that based on advice from the Association's attorney because the pool was only open to the membership and not open to the general public the pool was not required to be ADA compliant. After some discussion among the members primarily expressing concern over the cost of the lift chair (which was not budgeted) and potential damage to the equipment because the pool was not supervised; a motion was made and duly seconded not to install a lift; the motion carried unanimously.

Re-Key Bulletin Board: Connie Smith said she was looking for a key to the clubhouse bulletin board because it would be useful to post community notices. Mr. Brocker stated he could not locate a key but could have it rekeyed fairly inexpensively. Mr. Brocker was instructed to proceed.

Approved by the Board of Directors

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



Robert T. Brocker, Recording Secretary

Approved by the Board of Directors