

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
August 16, 2012
(unapproved)**

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 6:30 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 homeowner payment plan proposal, he outlined the proposal and a motion was made and duly seconded to accept the proposed payment plan; the motion passed unanimously. Mr. Brocker presented a hardship letter from an unemployed homeowner. The Board discussed the letter and decided they did not want to set precedent by waiving any required charges but did provide the homeowner an opportunity to propose a payment plan.

Call to Order: The meeting was called to order by the President at 7:05 P.M., and the Recording Secretary was present.

Re key Clubhouse Door and both Closets: The Board asked Mr. Brocker to have the clubhouse door and two closet doors keyed on the same key so users would have access to the closets. Mr. Brocker stated he would have that done.

Budget Amendment: Mr. Brocker presented a budget amendment to provide additional funds for the Social Committee. The Board reviewed the proposed amendment and after some brief discussion, a motion was made and duly seconded to approve the amendment as presented; the motion passed unanimously.

Approval of Minutes: The minutes from the May 30, 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.

Financial Review: The Board reviewed the Balance Sheet, Budget Comparison and Income Statement and had no substantive comments or adjustments.

NEW BUSINESS

Mail Out For Calendar of Events: Connie Smith stated she wanted to include a Calendar of Social Events remaining through the end of the year in the Annual Meeting Notice that is sent to all the members. Mr. Brocker acknowledged he would include the Calendar when the mail out was prepared.

National Night Out: Connie Smith outlined the activities for the National Night Out event to be held at the ORV Clubhouse. Connie also asked each of the Directors to try to get local merchants to donate Door Prizes. Joleen Lammons suggested that possibly AMS would donate something. Mr. Brocker indicated he would check. Connie Smith also stated that she wanted the double tickets for any drawings that are held that evening. Mr. Brocker stated he would arrange to have the tickets available.

Preliminarily Annual Meeting Preparation: The Board had a brief discussion on items to be addressed at the annual meeting:\

Connie Smith agreed to prepare a list of accomplishments achieved by the HOA this year.

Connie Smith indicated desire to discuss security cameras at the pool for next year. Mr. Brocker Indicated he would check with Intruder Alert and see if he could get a bid.

The need to replace some pieces of pool furniture was also discussed.

Perimeter Fence Thousand Oaks: The Board briefly discussed the Perimeter Fence repair and Mr. Brocker reported that he had only received one confirmation to date. Connie Smith offered to contact the owners and Mr. Brocker stated he would send a list of addresses. Robert Sherwood also offered to nail up the pickets that were loose.

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

Connie Smith, President

Robert T. Brocker, Recording Secretary