



**Minutes of the Annual Meeting of the  
General Membership of the  
Oak Ridge Village Homeowners Association  
October 21, 2014**

The Annual Meeting of the General Members 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 Board of Directors of the Association.

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

**Also Present:** Marisela Delgado, CMCA®, AMS®, PCAM®, of Association Management Services, Inc. ("AMS")

**Call to Order:** Connie Smith called meeting to order at 7:00 PM.

**Determination of Quorum:** *The Bylaws of the Association to require at least 10% of the members to be present in person or by proxy. There were 21 members present in person or by proxy which did not constitute a quorum as required by the Bylaws of the Association therefore the meeting was adjourned at 7:05 p.m. The Annual Meeting reconvened at 7:06 p.m. in compliance with the Second Amendment of the Bylaws, a quorum of 5% members is now required to conduct the meeting; quorum was met with only 21 members represented either in person or by proxy.*

**Adoption of Standing Rules:** The Standing Rules were adopted by the membership.

**Proof of Notice:** Notice of the annual meeting was mailed postage prepaid to the general membership on **October 2, 2014** in accordance with the Bylaws. All members present received notice via first class mail.

**Approval of Minutes:** It was moved and seconded to approve the Annual Meeting minutes for the meeting held on **October 29, 2013** presented. Motion carried.

**Election of Four Directors:** Ms Delgado introduced Connie Smith, Joleen Lammons, David Nedbalek as nominees for the open Board positions. Ms. Delgado then asked if there were additional nominees from the floor. Rene Saunders was nominated from the floor. There being no further nominations, nominations were closed. All candidates introduced themselves to the members present and stated briefly why they want to serve on the Board. All ballots were asked to be cast into the "ballot box". Connie Smith and Joleen Lammons won the election for a three year term. (2014-2017); David Nedbalek (2014-2016) and Rene Saunders (2014-2015).

**FINANCIAL REPORT:**

**Review Account Balances** Olivia Alva reviewed the finances with the membership. She explained the revenue from the lot was used to improve the Park Area and planting along Thousand Oaks and around the Pool Area.

**COMMITTEES:**

- A. **Social Committee Report** – Ms. Smith reported the Easter Social was a success with approximately 40 children in participation; National Night Out had approximately 75-80 members and the next event is Christmas with Santa.

**NEW BUSINESS:**

The Board briefed the members on the following topics:

- A. **Flag Project** – Bricks will be for sale to help fund the “flag pole project” at the rate of \$45 per paver. Ms. Smith showed a “sample” of the paver.
- B. **Shrubs were installed along Thousand Oaks.** These shrubs will hopefully serve as both a noise barrier for those adjacent to Thousand Oaks and to enhance the aesthetics to the boulevard.
- C. **Trees near Playground** – Trees will be installed at the newly enhanced Park Area in 2015.
- D. **Picnic Tables-** Picnic tables were installed on cement pads by the Playground.
- E. **Lights** – There will be lights poles installed at the picnic area.
- F. **Deed Enforcement** – Management has been actively enforcing deed restrictions. Many members have been very responsive.

**Questions**

- A. *Speeding along Tavern Oaks – The Board will look into options including asking for more patrol by SAPD. SAPD & City of San Antonio enforces the Speed Limit.*
- B. *Mailbox at Bridgeview – The Board and Management reported this issue seems to have been corrected.*

**Adjournment:** With there being no further business, the meeting officially adjourned at 8:07 PM.

---

Marisela Delgado, Recording Secretary

**DRAFT**



**Minutes of the Special Meeting of the  
Board of Directors of the  
Oak Ridge Village Homeowners Association  
October 21, 2014**

The Special 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 Board of Directors of the Association.

**Directors Present:** Connie Smith, Joleen Lammons, David Nedbalek, Rene Saunders and Olivia Alva

**Also Present:** Marisela Delgado, CMCA®, AMS®, PCAM®, of Association Management Services, Inc. ("AMS")

**Call to Order:** Connie Smith called meeting to order at 8:10 PM.

**Appointment of Officers:** A motion was moved and seconded to appoint the following; Motion carried

Connie Smith – President  
Joleen Lammons – Vice President  
Olivia Alva – Treasurer  
Rene Saunders – Secretary  
David Nedbalek – Director

**Masonry Proposal:** A motion was moved and seconded to approve the proposal submitted by Quality Fence to repair columns along Thousand Oaks in the amount of **\$2,146.53**. Motion carried.

**Fence Replacement for those along Thousand Oaks** – A motion was moved and seconded to give the members a firm deadline of January 5, 2015 to replace their fence line. Motions carried.

**Adjournment:** With there being no further business, the meeting officially adjourned at 8:46 PM.

---

Marisela Delgado, Recording Secretary

**DRAFT**