

**Minutes of the Board Meeting of the
Board of Directors of the
Oak Ridge Village Homeowners Association
January 27, 2015**



**OAK RIDGE
VILLAGE**

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 Board of Directors of the Association.

Directors Present: Olivia Alva, Joleen Lammons, David Nedbalek, Meredith Morgan, Rene Sanders and Connie Smith

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

Call to Order: Connie Smith called meeting to order at 6:30 PM.

EXECUTIVE SESSION: Executive session was called to order at 6:31 P.M.

○ Fencing Along Thousand Oaks – After discussion the Board will direct Management on how to proceed with those who have replaced their fence line along Thousand Oaks – either legal action or the Association will replace fence line and bill the member.

○ ACC Issues: Pergola on Summer Glen – member will be sent another certified letter from Management to have the Pergola removed as it was not approved.

Adjournment of Executive: Executive session was adjourned at 7:00 PM.

Regular session of the Board Meeting called to order at 7:01 PM.

OPEN FORUM: 7 Members were present. Several came to register their pool cards.

APPROVAL OF MINUTES: The minutes from the meeting held on October 21, 2014. Motion carried.

FINANCIAL REPORT:

Review Account Balances Olivia Alva reviewed the finances with the Board. She provided a spreadsheet for all to review.

Reserve Funding –A motion was moved and seconded to renew CD with \$15,000 to cover the amount allocated for the 2014 budget. Motion carried.

2015 Budget: After discussion and clarification of the line items of the 2015 Budget. A motion was moved and seconded to approve the 2015 Budget. Motion carried.

Budgeted Line Items - discussion: Pest Control (includes mosquito spaying pool and rec area); Grounds Repairs (Plants and Trees); Repairs/Trash (cleaning of drainage easement and culverts); Telephone (ATT Pool/Clubhouse phone lines); Pool Cameras (to include upgrade to DSL or equipment to upgrade monitoring off site); Neighborhood Watch (may include National Night Out and/or signs for Neighborhood Watch Program).

COMMITTEES:

A. Landscape Committee Report – The Board discussed adding shrubs along the fence line of the pool. A motion was moved to obtain proposals to enhance the Common areas with shrubbery. Motion carried.

B. Social Committee Report – Ms. Smith reported Easter Egg Hunt is scheduled for March 28th. The Association will have 4th of July Parade, National Night Out and Cookies/Photos with Santa in 2015.

UNFINISHED BUSINESS:

A. Light Installation at Park Update – Ms. Smith reported CPS and contractors are working to obtain all of the necessary permits through the City to get the electricity on.

NEW BUSINESS:

A. Landscape Improvements – A motion was moved and seconded to accept the proposal from Chris Hall in the amount of \$1,900 to improve the entry island; after Monument has been power washed. Both Connie Smith and David Nedbalek met with Mr. Hall to review specifications. Motion carried.

A motion was moved and seconded to accept Mr. Hall's proposal of \$2,375 to create a walk way of decomposed granite, etc from the playground to the grill pad area so those utilizing the facilities can have easier access. Motion carried.

B. Board Meeting Dates – A motion was moved and seconded to set the following dates for the 2015 Board Meetings: May 19th, August 18th and October 20th. The Annual Meeting will also be held on October 20th.

Date of Next Board Meeting: May 19, 2015 @ 6:30 PM

Adjournment: There being no further business, the meeting adjourned at 9:06 PM.