

**Minutes of the Annual Meeting of  
The General Membership of  
The Oak Ridge Village Homeowners Association  
October 5, 1999**

The meeting of the General Membership of the Oak Ridge Village Homeowners Association, a Texas nonprofit corporation (the "Association") was held at the Association Clubhouse, 3902 Tavern Oaks, San Antonio, Texas, pursuant to call by the President of the Association.

**Directors Present:** Raul Garza, Jim Bastoni, and Krista Daries.

**Directors Absent:** Doug Riff.

**Also Present:** Gary Blodgett, and Steve Brown of Association Management Services.

**Call to Order:** The meeting was called to order at 6:30 p. m. by the president with a quorum of members present.

**Proof of Notice:** Meeting notice was sent to the membership on September 2, 1999 as required by the bylaws of the Association. All homeowners present stated that they received the notice.

**Approval of Minutes:** Upon motion duly made and seconded the minutes of the annual meeting held on August 26, 1998 were approved as submitted.

**President's Report:** Raul Garza, President, said that saving money was a priority in the past year, and this is reflected in the budget. Several issues were a priority in the past year, and they are as follows:

1. Speeding on Tavern Oaks. With the help of S.A.P.D. and the Constable there has been a drastic decrease in the speeding on this road. If you see anyone speeding please contact the Safety committee.
2. Left turn light at the entrance. The City Council has recommended that a study be done to see if this area qualifies for a turn light. A counter has been placed here to count the number of cars. This issue was previously denied last year, but the new study is being done due to the fact that significantly more traffic now passes through this area.
3. Stop signs on streets intersecting Tavern Oaks. Sign installation has been approved by the City and work should proceed in the coming months.
4. Clubhouse break in on Christmas Eve. The Board extended special thanks to Mrs. Hollis for notifying the proper authorities before more significant damage was done to the clubhouse.
5. Mr. Garza announced that there does not appear to be any interest in having a community Halloween party this year so a party has not been planned. He said that if a Christmas party is to be held, volunteers are needed to assist with planning, decorating, etc.
6. Mr. Garza noted that the number of Newsletters issued has been reduced because there was no new business to report. He noted that reducing the number of times the Newsletter is issued also save printing and postage costs.

**Financial Report:**

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Mr. Blodgett reviewed the year end figures for 1998 as well as the actual income and expense report through September 30, 1999 on a line by line basis with the membership. Mr. Blodgett noted that the 1998 actuals had been audited by the firm of Armstrong, Vaughan & Associates. One member noted that this was not a true audit, but a compilation of numbers. This was verified by Mr. Bastoni who added that a full-blown audit would not be cost effective, and that this compilation is done to get another pair of eyes to look at the books to make sure that everything is functioning well. It was also noted that insurance costs had gone up in 1998 because property damage coverage had been added to the insurance policy. Mr. Blodgett noted that revenues have exceeded the budgeted amounts in both 1998 and 1999 to date because Medallion has exceeded the estimated sales allotted in the budgets. New platting of additional lots increased the management fee as well. Mr. Blodgett commented that while the Association is ahead of budget, there is still one-quarter of the year left, so money will still go out while very little revenue will be coming in. It was suggested that the Association budget to have a reserve study done, as one had not been previously accomplished and very little money has been set aside for future repairs to the clubhouse, pool, etc. A reserve study will give a useful life of each common property asset and estimate how much money the Association should have in reserve to cover major repair and replacement costs. The financial reports will be kept on file with the Association's records.

**Committee Reports:**

**Newsletter** - Residents expressed their concerns about the negative tone of the newsletter. Mr. Garza explained that it was not meant to be negative, but truthful. Mr. Garza encouraged residents to volunteer, submit items for publication, and become a part of the process.

**Pool Committee** - While there were some scheduling problems with the lifeguards over the summer, this did not cause a big problem. Umbrellas were purchased for the pool this year, and are stored in the clubhouse. Several people complained that they were unable to get their pool passes. Mr. Garza noted that a lack of volunteers to assist in passing them out seemed to be the problem. Two days were set aside for individuals to get their passes but many expressed disappointment that they could not make those times. Pool hours were originally 10 a.m. to 8 p.m. these hours were shortened to noon-8 p.m. since very few people ever went swimming in the morning. As a result, the Association was paying the lifeguards for two hours each day when no residents were using the facility.

**Safety Committee** - Currently, a study is being performed for the proposed 4-way stop sign at Tavern Oaks and Mason Crest. This was denied by the City last year, but they are trying to get it done this year. Speed bumps on Tavern Oaks will be addressed after they know whether or not the stop sign has been approved. A resident questioned the status of replacing the missing street signs at Summer Glen and Tavern Oaks. Mr. Blodgett commented that he had asked the city to replace the signs and said he would follow up on status of the work order.

**Social Committee** - The Halloween party has been canceled this year due to lack of interest. Plans for the Christmas party and decorations are still being considered at this time.

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**Election of Officers:**

Mr. Blodgett reported to the membership that Donna Talbot had resigned from the Board and that her unexpired term would be filled during the election. Accordingly, three Director positions were open for election, two Directors for a three year term, and one for a one year term. Doug Riff and Krista Dairies had been nominated and their names placed on the ballot prior to the meeting. Nominations were opened from the floor. Richard Barron was nominated to run for the one year term, and Mac Pena was nominated for a three year term. There being no further nominations, a motion was made and seconded to close nominations. Votes were gathered and tabulated by a volunteer and Mac Pena was elected for a three year term, Krista Dairies was elected for a three year term, and Richard Barron was elected for a one year term.

**New Business:**

- Mr. Garza noted that air conditioning for the clubhouse will be a major priority in the upcoming year.
- Mr. Garza said that on Tuesday October 19, 1999 @ 7:00 in the clubhouse, there will be a meeting called Committee Night. This will be a meeting of all of the committees and committee members will be given the opportunity to discuss all goals etc. for the upcoming year. Association Management Services will provide a preliminary budget and also the most current copy of the Community Directory for review and discussion at the meeting.
- Several residents commented on the great job the current landscapers are doing and hope that they will remain on contract for the upcoming year.

**Adjournment:**

There being no further business, the meeting was adjourned at 8:12 p. m.

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Raul Garza  
President

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Gerad A. Blodgett  
Recording Secretary