

**Minutes of the Annual Meeting of
the General Membership of
Oak Ridge Village Homeowners Association
October 3, 2001**

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

Directors Present: Raul Garza, Joleen Lammons, Maclovio Pena and Daryl Byrd.

Directors Absent: Krista Dairies.

Also Present: Marisela De Leon from Association Management Services.

Call to Order. Mr. Garza called the meeting to order at 7:00 p.m. He introduced Marisela De Leon as Association Manager and Daryl Byrd of Medallion Homes. He also introduced Joleen Lammons and Maclovio Pena as the Board members for the Association.

Determination of Quorum. Ms. De Leon reported that there were enough property owners present to meet the ten-percent quorum required by the Bylaws of the Association.

Proof of Notice. The notice of the meeting was sent to all members of record on September 20, 2001 as required by the Bylaws of the Association. Everyone present had received the notice.

Approval of Minutes. Upon motion duly made and seconded the minutes of the annual meeting held on October 4, 2000 were unanimously approved as presented.

Reports of Officers and Committees.

PRESIDENT'S REPORT:

Mr. Garza reported that this was his last year in office as Board President for the Oak Ridge Village Homeowners Association. He summarized what the Board of Directors acted upon. They currently acted upon for improvements made to the amenities of the Association. Some of the items included improvements to the clubhouse, painting interior and exterior, and re-carpeting the clubhouse. Motion light sensors were added to the exterior of the clubhouse, some facing Tavern Oaks and the remainder facing the pool. Clubhouse furniture was purchased. Pool furniture was purchased.

Mr. Garza also added that there were some unexpected expenditures the Board was faced with this year. For example, the retaining wall at the easement was a liability. It was falling down. They had to make a decision to go ahead and replace it. They replaced it with a cinder block wall versus a railroad tie wall due to the 10 year versus 3-5 year estimated life span of a railroad tie wall.

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Another expense that was added was the pool pump. The pool pump had busted thus causing damages to the clubhouse. Since the busted pump was reported early, the repair crews were on site in an expedient manor. The amount of the repairs did not exceed the Association's Insurance deductible therefore, no insurance claim was made.

He also noted that there are acts of vandalism on a regular basis in Oak Ridge Village. He thanked Mr. Hollis for making several reports of vandalism to the Board of Directors. He encouraged all to please contact SAPD whenever they do see people trespassing outside pool hours and/or caught doing acts of vandalism within Oak Ridge Village.

As a Sheriff for Bexar County, he did work on having a traffic light for left hand turn only installed. The light installation was completed this year. 4 additional Stop Signs were installed throughout the subdivision with his ongoing efforts along with management to have surveys conducted.

This prompted a question from a homeowner asking why there was not a four-way stop sign at the pool. The result of the surveys did not justify a four-way stop sign at the intersection at the clubhouse. In addition, the City did note that Stop Signs are not used to control speed or to slow down traffic.

A homeowner brought up speed humps. Mr. Garza encouraged people to join an ad hoc speed hump committee and basically he also reiterated that there are some City regulations that have to be met with installing speed bumps.

A homeowner asked about parking along the streets of the pool and the clubhouse, and why there was not a sign put up to not park alongside the clubhouse. Again, Mr. Garza reiterated that this has been tried multiple times. The City does come out to survey the streets. Association Management will submit a request, but to date the City has declined the requests to do so.

In addition, one resident/homeowner suggested possibly striping and narrowing of the streets to see if that could be presented to the City. Management said that she will present all of the above issues to the City for another survey for Tavern Oaks.

A motion was made and seconded for the safety committee to address the speed hump issue along Tavern Oaks; motion carried.

2000 Financial Report. .

Mrs. Lammons briefed the membership on the 2000 financials on a line by line item basis. She reported that a reserve was started last year with an ending balance of \$2949.00. The financials will remain on file at the association office for any question proposed by the association/membership.

2001 Budget Review.

Mrs. Lammons opened to the membership on hand that out of 421 homeowners in the beginning of the year in February, there were 65 delinquent, until approximately mid March. At that point the Board of Directors did implement a collection policy that would allow the homeowner 45 days delinquent, then turn them over to the association attorney. To date that there only 11

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delinquent, and they are all currently at the attorney's office either working on a payment plan, or pursuing legal action. She also reported that a reserve study was conducted for 2001. She asked everyone to look at both the reserve study and the audit that was conducted for 2000 and bring any questions to the association.

One question was prompted, that was the line item for baseball court maintenance and what that was. The Board reported that they would look into that, and get back to the association. She also reported that the Board is moving funds into the reserve account. To date, there is approximately \$22,5000 currently in the reserves, \$6000 in an operating contingency.

A homeowner did ask what type of funds are the reserves in. Marisela De Leon answered the reserves are currently in a money market account. It would be up to the Board to look into investing in other types of accounts such as CDs. The membership did ask for the Board to have a current and updated budget comparison ran for the annual meeting next year. Marisela De Leon stated that budget is the annual projection, but would look into adding another line item per the Board's direction. Once again, questions arose among the membership to the Board as to what the pool phone expenses were for. The Board did announce that it is mandatory for a pay phone to be accessible to the pool. So, a pay phone was needed and was installed. There is a monthly service charge on that. Due to safety issues and compliance with Texas pool regulations.

Pool maintenance was discussed as well. Several people were concerned with pool hours and initially wanted to have access to the pool from 6 a.m. to 11p.m. as other associations do. At that point in time the Board would look into once again, but did not have the funds to do so last year due to unexpected expenses. Again, they reiterated the retaining wall repairs in excess of \$8000.00 and having 65 homeowner delinquent at one point in time. The membership also asked why the dues were so high. Darryl Byrd from Medallion Homes addressed this issue. He stated of all the subdivisions he is currently working with, \$300 is not high considering the amenities within the community. There is a clubhouse and pool to maintain. Not to mention regular grounds maintenance, Management, water, electricity. He expressed and elaborated that there are constant maintenance costs for wear and tear of these amenities. He also stated that the reserves need to be built up. Darryl Byrd also stated a hefty reserve fund is needed to maintain the upkeep of these amenities.

Other Medallion issues presented to Darryl Byrd were builder supplies that have dumped at the easement behind Blairstone. Mr. Byrd said that he would look into that and ask the community if they did see any contractor dumping to take the time out to contact Medallion as soon as they see it. When it's reported in an urgent manner, they will require that the contractor go back and have the mess cleaned up. Due to the number of contractors in the neighborhood it is important to report dumping immediately.

Another question asked was why was the trailer not in accordance with the rest of the association. Darryl said that he does get calls/letters from the management company to maintain and upkeep the trailer and lots. They have actually increased their cleanings by having dumpsters on lots that are under construction. They are currently working on that problem, and yes, it is being brought to his attention by management.

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At that point in time a member of the association stated that they didn't appreciate management sending out letters for the regular maintenance of lawns. He stated that he felt that as a homeowner, he had the right to know what was within reason, and didn't need to be baby-sat. The Board did say that they did sign into a mandatory association. Part of the covenants did stipulate that a management company would be hired, and Ms. De Leon stated that the management company's responsibility is to preserve, enhance, and maintain the value of the home; which include enforcing the covenants of the association, including sending out letters on an as needed basis.

Election of Two Directors.

Mr. Garza reported that there was two openings on the Board of Directors each for a three year term. He announced that Jennifer Merritt is running for a position, as well as himself. Darryl Byrd was running to maintain a position for Medallion on the Board. He did ask for any nominations from the floor. Mr. Guy, Evan Guy announced that he wanted to run, but that there was some mis-communication and that he did not know there was a position available. At that point, he was nominated from the floor.

The Board continued to take questions from the membership. Mr. Thomas Raushcuber wanted to bring to the associations attention that he did not appreciate a note left on his front door concerning his flag and how it was hung. He did read the note to the association: "If you do not know how to hang our flag ask someone, you idiot! Turn the flag around and review your civics text!" He displayed that this is the type of community he lives in. He stated he did not appreciate this note being left on his door.

Mr. Evan Guy, at this point made a suggestion that a newsletter and a directory be passed out throughout the community. He also made a recommendation that possibly through e-mail addresses versus actual postage we contact the membership. He said that if he was elected he would try to get more communication circulated among the membership. He feels that this is a very important part of the hostility that he felt.

Darryl Byrd reiterated that the Board needed an auxiliary Architectural Control Committee established. He did ask that volunteers please sign up at the end of the meeting.

A homeowner made a motion to install a magnetic system at the pool with card access. The motion was seconded. Marisela De Leon stated this issue can be presented to the Board or a Special Meeting can be held. The Membership cannot arbitrarily spend the Association's money, this is why they have Board representatives. Once again, the Board may call a special meeting to continue this process. At that point the resident/homeowners said she would like the Board to look into a magnetic gate system for access to the pool year around. The Board accepted that motion after it was seconded. The Board asked the Pool Committee to look into the magnetic gate system again. Last year the same system was looked into, but it was decided that it would not be conducive for the amount of usage at the pool, plus the Association had over sixty five delinquencies.

Committee Reports

There were no committees present at the meeting. Mr. Garza stated that he would like everyone

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present at the meeting to play an active role in the community. He stated that it takes more than one, two, or three people to run the community. A lot of people had questions about what was going on within their community. Mr. Garza wanted to present a gift certificate to Ms. Barbara Haywood on behalf of the association, for helping with the distribution of pool tags. He also presented a gift certificate to Greg and Jennifer Merritt for their help with the Chili Cook-off.

Mr. Garza announced all committees will meet on Wednesday November 10 as the preliminary meeting.

Unfinished Business.

An A/C unit for the clubhouse. The Board reiterated that they are definitely looking into purchasing an A/C unit for the clubhouse. At that time Mr. Evan Guy let people know the website at which an a/c unit is actually being given away. The web address is woai1200.com. He encouraged membership to hit that site to see if the association could possibly win a unit for the clubhouse.

Darryl Byrd did announce that the currently commercially zoned unit of 4 acres along Tavern Oaks and Thousand Oaks is currently being re-zoned as residential. Mr. Hollis totally opposed this and stated that the association would have to be notified in writing by both the developer and the Board of Directors. At this time, Management, Marisela did state that she would research this more deeply, and if that were the case, notice would be sent to each homeowner contingent on what the covenants stated.

Announcement of the new member of the Board was made after these questions were posed. The two new directors for the Oak Ridge Village Homeowners Association are Evan Guy and Darryl Byrd of Medallion, both serving three year terms.

Adjournment. There being no further business, the meeting was adjourned at 9:00 p.m.

Raul Garza
President

Marisela De Leon
Recording Secretary