

**Unofficial Minutes of the Annual Meeting of  
the General Membership of  
Oak Ridge Village Homeowners Association  
October 18, 2005**

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:** Joleen Lammons, Vance Oliver and Norman Downs

**Directors Absent:** Gary Stevenson and Raul Garza

**Also Present:** Carol Porter of Association Management Services.

**Call to Order.** Mrs. Lammons called the meeting to order at 7:15 p.m. Mrs. Lammons introduced the Board of Directors as well as Carol Porter, the Association Manager.

**Determination of Quorum.** Mrs. Lammons reported that there were not enough property owners present to meet the ten percent quorum required by the Bylaws of the Association both by proxy and in person as only 12 members were present. The Board decided to have an open discussion with the members present and reschedule the annual meeting for the purpose of electing two Board members and approving the 2004 annual meeting minutes.

**Proof of Notice.** The notice of the meeting was sent to all members of record on October 3, 2005 as required by the Bylaws of the Association. Everyone present had received the notice.

**Approval of Minutes.** Due to the lack of a quorum, the minutes from the October 21, 2004 annual meeting were reviewed, but not approved at this meeting.

**2004 Budget Review.** Mrs. Lammons asked the members present if they had any questions concerning the 2006 budget which was sent with the mail out packet for this annual meeting.

Mr. Sayers stated he was not in favor of the parking lot that is to be constructed in the vacant lot across from the clubhouse. Mr. Sayers noted that he never received a survey for the proposed lot until the Board said that plans were set in place for the parking lot. Mr. Sayers said he would not support the parking lot project and does not believe that the Board has the authority to approve this project. It was noted that all homeowners were mailed a copy of the parking lot survey prior to the Board approving this project and that Mr. Sayers was mailed another survey after the April Town Hall meeting.

Mrs. Lammons said the Board would take Mr. Sayers' concerns and objections into consideration.

**Elections:** Although there was not a quorum at the meeting, Mrs. Lammons announced that both Mr. Gary Stevenson and Mr. Vance Oliver are running for the Board again.

**Oak Ridge Village HOA  
General Membership Meeting  
October 18, 2005  
Page 2**

At this time Mrs. Lammons asked if there were any other nominations from the floor. With no additional nominations from the floor, the floor was closed to nominations.

Due to the lack of a quorum, Mrs. Lammons said that the annual meeting would be reconvened at a date the Board would decide on. The purpose of the reconvened meeting would be to establishing a quorum, elect two Board members and approve the annual meeting minutes from 2004.

Mrs. Lammons explained that the members present could vote tonight unless they would prefer to wait and vote at the reconvened annual meeting. Four of the seven members present decided to cast their vote for two Directors at this meeting. It was noted that the ballots/proxies from this meeting would not be counted until such time as the quorum was met.

**NEW BUSINESS**

Due to speeding growing on Tavern Oaks a question was asked about the possibility of adding speed humps. Mrs. Lammons explained that the City of San Antonio has conducted a traffic count on Tavern Oaks and has reported that currently Tavern Oaks does not meet the criteria for speed humps.

A question was asked about installing four-way stop signs on Tavern Oaks. It was noted that the City of San Antonio would also have to agree that there was a need for the signs. The Board said they would look into this suggestion.

**Adjournment.** With no further business to conduct, the meeting was adjourned at 8:15 p.m.

\*\*\*\*\*

The meeting was reconvened on November 16, 2005 at the clubhouse located at 3902 Tavern Oaks.

**Directors Present:** Joleen Lammons, Gary Stevenson and Norman M. Downs

**Also Present:** Carol Porter of Association Management Services

**Call to Order:** The meeting was called to order at 7:10 P.M.. the President being in the chair and Recording Secretary present.

**Quorum Requirements:** There were 38 members attending in person or by proxy. Quorum requirements were met for the annual meeting. The following items occurred:

**Oak Ridge Village HOA  
General Membership Meeting  
October 18, 2005  
Page 3**

**Approval of the 2004 Annual Meeting Minutes:** The minutes from the October 21, 2004 annual meeting were approved as the stand.

**Election of Two Directors:** Mr. Gary Stevenson and Mr. Vance Oliver were re-elected to the Board of Directors with 50 votes each.

**Adjournment:** There being no further business, the meeting was adjourned at 7:45P.M.

---

Joleen Lammons  
President

---

Carol A. Porter  
Recording Secretary

UNOFFICIAL MINUTES