

**Unofficial Minutes of the Annual Meeting of
the General Membership of
Oak Ridge Village Homeowners Association
October 24, 2006**

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

Also Present: Carol Porter of Association Management Services.

Call to Order. Mrs. Lammons called the meeting to order at 7:05 p.m. Mrs. Lammons introduced the Board of Directors as well as Carol Porter, the Association Manager.

Determination of Quorum. Mrs. Lammons reported that the 10% quorum had been met as required by the Bylaws of the Association. There were 14 members present in person and 42 proxies presented at the meeting.

Proof of Notice. The notice of the meeting was sent to all members of record on October 12, 2006 as required by the Bylaws of the Association. Ms. Porter presented the proof of notice she signed on October 12, 2006 when the notice was mailed out.

Approval of Minutes. A motion was made by Mrs. Rebecca Morrison to approve the minutes from the October 18, 2005 annual meeting as they stand. The motion was seconded. Motion carried.

2005 Budget Review. Mrs. Lammons asked the members present if they had any questions concerning the 2005 budget at years end. A question was asked as to why no discount was being offered to the homeowners as in years past. Mrs. Lammons explained that due to the cost for the parking lot that will be located across the street from the clubhouse and the new expense for adding a card key access system to the pool area a discount could not be offered, noting that neither would dues be increased. Mr. Oliver explained that the approximately \$6,000.00 that would have been the total discount for all members would help to offset the cost of the parking lot and hopefully the card key access system for the pool and the Board hopes to reinstate the discount in 2008, if possible.

At this time, Mrs. Lammons stated that because the Association has changed banks, the new bank, Community Associations Banc, accepts dues payments by credit card such as Visa or MasterCard and also by debit/credit card.

There were no additional questions concerning the 2005 year end budget review.

2007 Budget. Mr. Vance Oliver reviewed the 2007 budget with the members present. Mr. Oliver

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noted that there was \$14,796.00 in the reserve account and by the end of 2006 there would be approximately \$20,000.00. This fund is a plan ahead fund for items that belong to the Association that will need to be replaced at some point in the future.

Mr. Oliver further noted that under Capital Improvement/Expense the amount of \$27,773.00 was budgeted for the pool access system and perhaps some other smaller improvements for the pool or clubhouse area.

The Board noted that with the pool access system there would no longer be lifeguards and the pool would be accessible to homeowners year round. The pool would still be closed one day a week for cleaning purposes.

A question was asked as to who owns the trees along Tavern Oaks. It was noted that the trees along Tavern Oaks belong to the homeowner whose property the tree is located on. It was requested that those homeowners be sent a letter to trim up the branches hanging down over the sidewalk or out into the street. Ms. Porter is to note the addresses and sent each homeowner a letter to trim their trees.

A question was asked as to why the cost was so high for recreation maintenance and janitorial services as well as pool maintenance and management. After explaining the cost for those items, the Board stated they would get estimates from other companies to see if those costs could be lowered. A suggestion was made that maybe homeowners could volunteer to do the cleaning in the clubhouse.

There were no additional questions concerning the 2007 budget.

Elections: At this time, Mrs. Lammons stated she would be running for the Board again, is very dedicated to the Association and hopes to be re-elected. Since there were no other nominees send in, Mrs. Lammons called for nominations from the floor. As stated on the agenda there will be an election for two Directors, one director to serve for three years and one director to fulfill a one year term.

Mrs. Rebecca Morrison was nominated and accepted the nomination. Mrs. Morrison spoke to the members present as to why she wanted to be on the Board.

Since there no other nominations, the call for nominations from the floor was closed.

Mr. Oliver made a motion to elect the two nominees by acclamation. The motion was seconded. The vote was taken by a show of hands. Motion carried.

Mrs. Lammons was elected to a three year term and Mrs. Morrison elected to fulfill a one year term.

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NEW BUSINESS

Mrs. Lammons updated the members present on the current status of the parking lot project. Mrs. Lammons explained that the City of San Antonio, after numerous other questions and requirements, said a water flow study had to be done to see where the water runoff would go from the lot the parking lot is to be built on. The City said the lot was considered a mandatory detention pond area. Mrs. Lammons further noted that she met with the City on Tuesday and let them know that either they approve the parking lot plans they have held up for over a year or the Association would be calling Eyewitness News. Mrs. Lammons is scheduled to meet with the City again on Tuesday, October 31, for a final meeting on the parking lot.

A question was asked as to how the ACC request process works. The Board and Ms. Porter explained the ACC process.

Mrs. Lammons noted several problems in the neighborhood, such as parking on the streets, a peeping Tom, lawn ornaments being stolen out of yards, and trash cans being set out too early for trash pick up and trash cans left sitting out for days after trash pick up. Mrs. Lammons noted these were all items the Board tries to stay on top of to get corrected as soon as possible.

Adjournment. With no further business to conduct, the meeting was adjourned at 8:22 p.m.

Joleen Lammons
President

Carol A. Porter
Recording Secretary

UNOFFICIAL MINUTES