

**Unofficial Minutes of the Annual Meeting of  
the General Membership of  
Oak Ridge Village Homeowners Association  
October 23, 2007**

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, Norman Downs and Rebecca Morrison

**Directors Absent:** Gary Stevenson

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

**Call to Order:** Mrs. Lammons called the meeting to order at 7:10 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 12 members present in person and 55 proxies presented at the meeting.

**Proof of Notice:** The notice of the meeting was sent to all members of record on September 27, 2007 as required by the Bylaws of the Association. Ms. Porter presented the proof of notice she signed on September 27, 2007 when the notice was mailed out.

**Approval of Minutes:** A motion was made by Mr. Greg Heaton to approve the minutes from the October 24, 2006 annual meeting as they stand. The motion was seconded. Motion carried.

**President's Report:** Mrs. Lammons reviewed with the members present projects the Board had completed and those they are still working on. Mrs. Lammons noted the new shade structures around the pool area that were installed in July at a cost of \$25,000.00, and that the shade structures have already been paid for in full.

Mrs. Lammons noted the new card access system that was installed at the pool area in January and the decision to not have lifeguards at the pool. This has been beneficial to the homeowners since the pool hours of operation have been greatly increased.

Mrs. Lammons explained to the members present that the Board is still working on the parking lot project and the original projected cost was between \$28,000.00 to \$30,000.00. However, Mrs. Lammons noted that the Board had received proposals for installing the parking lot that ranged in price from \$39,000.00 up to \$90,000.00. Since the Board agreed that these proposals were much higher than anticipated, they will seek estimates from other companies before doing anything more on this project.

Mrs. Lammons stated that there has been some vandalism to about 20 vehicles in the community

whose windshields were broken out and graffiti sprayed on the community center sign. The SAFFE Officer does help with these problems. In addition to the vandalism and graffiti, a bench and bike rack in the playground area were destroyed by a vehicle. Unfortunately, no one witnessed the incident.

Mrs. Lammons noted that there are still homeowners that do set their trash out too early for trash pick up, and vehicles parked on the street facing the wrong direction.

**2006 Year End Report:** Ms. Porter asked the members present if they had any questions concerning the 2006 year end report they received in the annual meeting packet.

There were no questions concerning the 2006 year end report.

**2008 Budget:** Ms. Porter asked if anyone had any questions or concerns about the 2008 approved budget. There were no questions concerning the 2008 budget.

**Elections:** At this time, Mrs. Lammons explained that there would be three directors elected to serve on the Board at tonight's election. Mrs. Lammons stated that Mr. Norman Downs and Mrs. Rebecca Morrison are running for the Board again and gave both nominees an opportunity to speak to the members present.

At this time, Mrs. Lammons called for nominations from the floor. Mr. Greg Heaton stated he would like to run for the Board.

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

Mr. Thomas Rauschuber made a motion to elect the three nominees by acclamation. The motion was seconded by Mr. Nick Rose. The vote was taken by a show of hands. Motion carried.

**New Business:** Mrs. Lammons asked if any member present had any questions or concerns they would like to discuss at this time.

Homeowner concerns were speed humps and the stop signs. Although there was some discussion on these items, it was noted that since the streets belong to the City of San Antonio, the City decides if speed humps are needed on a street or if the addition of traffic signs are warranted.

It was noted that some homeowners are not curbing their dog while taking them for a walk.

Mrs. Lammons noted that the Board is looking into adding boulders or a fence along the playground area to not only make the playground area more private, but safer as well. The Board is also checking into metal picnic tables for the playground area.

Mrs. Lammons announced that on November 10 the Board will be decorating the entry and clubhouse area for the holidays and would welcome any homeowner that would like to come help put up the decorations.

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Mrs. Lammons explained that the carpet in the clubhouse closet has been removed, that there will be a new option when renting the clubhouse and/or pool area for a party in that the homeowner will now have the option to pay to have Titan Services do the cleaning rather than the homeowner having to do the cleaning, the Board will replace some of the pool furniture in 2008 and that Oak Ridge Village has and will continue to observe National Night Out with a community party at the clubhouse.

Mrs. Morrison noted that the Board also met with City Public Service about the numerous power outages the community has experienced for years and was assured by City Public Service that steps had been and would continue to be taken to resolve those outages.

The concern of the airplane noise and traffic were also discussed as some of the airplane traffic was to have been redirected away from the community. It was noted that homeowners with a concern over the noise and airplane traffic should contact the airport or their councilman to state their concerns/complaints. It was also noted that the planes going over the community are transport planes such as Fed-Ex, DSL and UPS.

**Adjournment:** With no further business to conduct, the meeting was adjourned at 8:30 p.m.

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Joleen Lammons  
President

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Carol A. Porter  
Recording Secretary