

**Unofficial Minutes of the Annual Meeting of
the General Membership of
Oak Ridge Village Homeowners Association
October 21, 2008**

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 and Greg Heaton

Directors Absent: Rebecca Morrison

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 Mr. Heaton as well as Carol Porter, the Association Manager.

Determination of Quorum: Mrs. Lammons reported that the 10% quorum of 44 had been met as required by the Bylaws of the Association. There were 14 members present in person and 37 proxies presented at the meeting for a total present of 51.

Proof of Notice: The notice of the meeting was sent to all members of record on October 7, 2008 as required by the Bylaws of the Association. Ms. Porter presented the proof of notice she signed on October 7, 2008 when the notice was mailed out.

Approval of Minutes: A motion was made by Karen Seward to approve the minutes from the October 3, 2007 annual meeting as they stand. The motion was seconded by Connie Smith. Motion carried.

President's Report: Mrs. Lammons informed the members present of the nice turn out the Association had for National Night Out on October 7 this year and noted that the clubhouse will be used as one of the voting places for this area on November 4, 2008.

Mrs. Lammons noted to the homeowners present that there is a hand out on the table by the entry door listing the Board's accomplishments from October 2007 to October 2008 and that some of the accomplishments were the purchase of new chairs and chaise lounges for the pool area, having the entry monument sign and rock walls pressure washed. Mrs. Lammons also noted that the Board is checking into replacing the chain link fence around the pool to a wrought iron fence in 2009. There was some discussion at this time concerning dogs in the pool area, some people smoking inside the pool area and children under the age of 18 with no adult being with them in the pool area.

A homeowner asked if the Board would consider having lifeguards at the pool for some period of time on some days to help enforce the rules and keep an eye on things. Mrs. Lammons said

this was a topic the Board can discuss at the next Board meeting.

Mrs. Lammons explained that due to cost, there would be no parking lot constructed in the vacant lot across from the clubhouse. However, the Board was looking at alternatives for the lot, such as a park and/or garden area.

Mrs. Lammons noted that the entry island landscaping was going to be changed and updated.

Mrs. Lammons stated that the date the Board and volunteers will be decorating the entry area is November 8 and anyone that would like to pitch in and help is more than welcome to. Mrs. Lammons further noted that the decorations will be put up first and then the lights will be turned on the day after Thanksgiving.

A homeowner asked if the annual meeting minutes could be posted to the website instead of waiting to see them a year later at the next annual meeting. Mrs. Lammons said the draft minutes of this annual meeting will be posted on the website as soon as they are available.

Mrs. Lammons stated that the clubhouse floor tile was going to be removed and the concrete floor would be stained or stamped and have a wonderful new look which should last for a long time. Once the floor has been done, then the Board is going to have the walls painted as well as other items added, such as window treatments, to help cut down on the echoes in the clubhouse.

2007 Year End Report: Ms. Porter asked the members present if they had any questions concerning the 2007 year end report they received in the annual meeting packet.

There were no questions concerning the 2007 year end report.

2009 Budget: Ms. Porter explained to the members present that the 2009 budget has not as yet been approved, but the Board was in the process of reviewing the proposed budget for 2009.

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. Greg Heaton is running for the Board again and Mrs. Cassandra Littlejohn will also be running for the Board. However, Mrs. Littlejohn was unable to attend the meeting as she is currently working out of town. Mrs. Lammons explained that one more Board member is needed. Mr. Chad Williams submitted his candidate form and it was announced that Mr. Williams' name be added to the ballot. Mrs. Lammons asked if there were any other nominations. There were no other nominations.

Since there were no other nominations, Mrs. Connie Smith made a motion to elect the three nominees by acclamation. Mary Alice Malden seconded the motion. Motion carried. Mr. Heaton, Mrs. Littlejohn and Mr. Williams will serve on the Board. The Board will appoint positions and term length at the next Board meeting.

New Business: There was no new business discussed at this meeting.

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

Joleen Lammons
President

Carol A. Porter
Recording Secretary