

**Official Minutes of the Annual Meeting of
the General Membership of
Oak Ridge Village Homeowners Association
December 6, 2012**

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 Board of Directors of the Association.

Directors Present: Connie Smith, Joleen Lammons, Meredith Morgan Olivia Alva

Also Present: Robert T. Brocker and Deanna Willson of Association Management Services.

Call to Order: Mr. Brocker called the meeting to order at 7:00 p.m... There was a failure to make Quorum so the meeting was adjourned at 7:01p.m. and then reconvened at 7:02p.m. This reduced the Quorum requirement to 22 and Quorum was met.

Nomination of a Director: Mr. Brocker explained to the membership present that one Director needed to be elected to fill the expired term of Robert Sherwood. He also explained that there were no candidates that had come forward prior to the meeting and asked those present if anyone was willing to serve. Mr. Bill Vandyke volunteered and briefly addressed the membership; explaining he was very interested in continuing to pursue having the City install speed bumps on Tavern Oaks. No additional volunteer candidates can forward. A motion was made by Greg Heaton to elect Mr. VanDyke by affirmation and the motion was seconded; the motion passed unanimously and Mr. VanDyke will serve a three year term.

Adoption of Standing Rules: Mr. Brocker explained the standing rules to the members present. On a motion from the floor that was duly seconded the motion carried.

Approval of Minutes: Mr. Brocker explained to the membership that the minutes from the 2011 annual meeting was sent with the original Annual Notice and asked if there were any proposed changes. No corrections were requested and on a motion from the floor which was duly seconded the minutes were approved unanimously.

Overview of 2012 Association accomplishments: Connie Smith presented a summary of the Associations accomplishment during 2012. The Association began a Christmas Decorating Contest this year that was very eagerly accepted by the membership and several homeowners participated. The Association also began a yard of the month Contest this year and that was quite successful as well. She went on to explain that they also started delivering Newcomers Baskets to new homeowners moving into the community. Connie described how a group of volunteers spread mulch around the trees and in the playground, planted flowers on the front island and at the clubhouse and

cleared excessive brush overgrowth in the Drainage area on Barrow Oak. She also discussed the addition of signage to the pool area making clear the rules and that members were entitled to enforce the rules. Finally, Connie is trying to work with the Young Life Group to get the assistance in putting up and taking down the Christmas decorations in the clubhouse.

Officers Reports:

- a. Treasurer's Report: Olivia Alva discussed the 2013 budget with the membership, explaining that the association had provided a \$3,500.00 line item for next year for the installation of a video camera monitoring system for the pool. She stated that the association would be able to make the full contribution to the reserve fund this year as well. She also reported that there were very few significant variances in the 2012 budget and that the Board is making every effort to hold down spending.
- b. Social Committee: Meredith Morgan reported that the committee hosted a meeting in March of this year to organize the volunteers. The committee hosted the following events this year: Easter Egg Hunt, Mothers Day Social, Italian Dinner, Dads and Donuts, July 4th Event, Back to School Event, Ice Cream Social, National Night Out Event, Decorating for Christmas and Santa Visit.
- c. Safety Committee: Connie Smith reported that early in the spring and summer e had kids climbing over the fence at the pool and they were not always Oak Ridge Residents. Several of the Board members made stops at the pool to enforce rules. Connie again reported on the enhanced signage for the pool and the fact that we are looking at security camera monitoring.
- d. ACC Committee: Joleen Lammons reported that the ACC completed a blanket approval for the San Antonio International Airport Residential Acoustical Treatment Program. Homeowners that qualify will be contacted by an organization called THC and they will assist in the process. The program provides for the replacement of windows, doors and additional insulation.

Open Forum: A member asked how they would be contacted regarding the Acoustical program. It was explained that THC had a selection matrix that they use to select eligible properties. Among other things the selection matrix looks at when the home was constructed and its proximity to the flight path. The homeowners cannot facilitate the selection they will be contacted directly by THC. One homeowner present stated he had already been contacted and was in the process of getting approved. Mr. Brocker explained that homes are being selected in groups of approximately 25. A homeowner stated that he had attempted to get association financials from the web site and could not locate them. He went on to express a desire to reduce the annual assessment because he felt the reserves were sufficient. Mr. Brocker identified all the association assets that had to be maintained on an ongoing basis and that costs will continue to accrue over time. It was also explained that the homeowner could contact Mr. Brocker and request copies of financials by paying a small fee for copying. Olivia Alva also mentioned the possibility for updating the reserve study. Mr. VanDye addressed the membership explaining that he was working with the City on the status of the speed

humps for Tavern Oaks. He explained that he had confirmation from the City that the street met the qualifications for the speed hump program and he was waiting for the City to bid the project and confirm they had funding available. A member asked about the status of the fence along Thousand Oaks. Connie Smith responded by stating that the Board had met with the affected homeowners in an open forum and had offered affected homeowners an interest free loan for a 12 month period based on their pro-rata linear footage of fence line . Following the meeting, the Board considered its options after hearing the concerns raised by the homeowners. Connie went on to explain that the options were as follows:

- Stain the fence so the different aged pickets looked more uniform.
- Sharing the cost of replacement with the affected homeowners 50/50. She explained however that by spending association funds on the fence could jeopardize the association's tax exempt status. As a result neither of these two options are being considered.
- Planting shrubs along the outside of the fence line to soften the appearance and with time hide the fence.

Connie went on to explain that as it stands now, the association has no obligation to replace or maintain the perimeter Thousand Oaks fence and that the obligation for maintenance is the homeowners. Each homeowner has the right and obligation to repair and replace their portion of the fence as they feel it is necessary. The exception is if it becomes so run down that the association must demand repair be done. With it being repaired or replaced at homeowners discretion it will not have a uniform look. The Prior Board had started a process of obtaining easements from the affected homeowners so the association could then own and maintain the fence. Many in the community were opposed to the association assuming this expense. Connie stated that she felt that most homeowners believe the first impression of the neighborhood was important; it reflects favorably on the community and helps maintain property values. Connie finished by stating that the Board will be making a decision soon and encouraged anyone with a workable idea to submit it to the Board for consideration.

Adjournment: With no further business to conduct, the meeting was adjourned at 7:50 p.m.

EXECUTIVE SESSION

The Board called to order Executive Session at 7:55p.m.

Election of Officers: After a brief discussion a motion was made to elect Connie Smith President, Joleen Lammons Vice President, Olivia Alva Treasurer, Meredith Morgan Secretary and Bill VanDyke Member at Large. The motion was duly seconded; motion passed unanimously.

Adjournment: With no further business to conduct, the meeting was adjourned at 8:00 p.m.

Robert T. Brocker
Recording Secretary

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