

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
February 26, 2013**

The regular meeting of the Board of Directors of the Oak Ridge Village Homeowners Association, a Texas nonprofit corporation (the "Association") was held at the Oak Ridge Village Club House, 3902 Tavern Oaks, San Antonio, Texas 78247, pursuant to a call by the President of the Association.

Directors Present: Connie Smith, Joleen Lammons, Meredith Morgan and Bill VanDyk

Director Absent: Olivia Alva

Also Present: Robert T. Brocker, Association Management Services, Inc. ("AMS")

Executive Session: Executive session was called to order at 6:30 P.M. The Board had general discussion regarding delinquent accounts. Mr. Brocker gave the Board a summary of the current accounts listed on the delinquent report. He also addressed the two questions on the financials raised by Olivia Alva concerning Titan Services and the booking of Water and Electrical expenses.

Call to Order: The meeting was called to order by the President at 7:05 P.M., and the Recording Secretary was present.

Christmas Decorations for 2013: Connie Smith exhibited a new Christmas light for the Christmas wreaths that will be used next Christmas. She was able to find them on sale and acquired enough for all the wreaths.

Signs at Entry: Connie Smith explained that the City of San Antonio (a volunteer crew) was responsible for removing the sign at the entry that announce various community events. The City stated that the entry island was City property and the signs were not allowed. The Board is considering a suitable location for signs going forward.

Clubhouse Light: Joleen Lammons pointed out that one of the recessed lights inside the clubhouse was out. Mr. Brocker will have JNB Services replace it next time he has reason to be at Oak Ridge Village.

Approval of Minutes: The minutes from the August 16, 2012 BOD Meeting were reviewed. A motion to approve the minutes was made and duly seconded; the motion carried unanimously.

Financial Review: The Board reviewed the Balance Sheet, Budget Comparison and Income Statement and had no substantive comments or adjustments.

NEW BUSINESS

Association Lot Sale: Connie Smith opened the discussion by explaining she had done preliminary

Approved by the Board of Directors 00/00/10-Draft #1

research on the value of the Association owned lot and the early estimate of its value was approximately \$25,000.00 Joleen Lammons explained that several years back the Board had spent a fairly large sum exploring the viability of making the lot a parking lot for the clubhouse. It turned out that due to City regulations the lot would only provide 12 parking spaces and it was determined that the cost would far exceed the benefit so the idea was not pursued. Connie Smith explained that she would like to send a notice to all the members and solicit a vote on whether or not to proceed with a sale of an Association asset. The Board asked Mr. Brocker to get with Tom Newton and have a letter and form of ballot drafted for Board review. The Board all agreed that they would like to get a sense of the membership feeling before proceeding with listing the lot for sale.

Community Park: Connie Smith opened a Board discussion about turning the treed area at the entry to Oak Ridge Village near the cemetery into a park for the community. She suggested that a 5 year plan be established to remove several of the trees around the cemetery and groom the remaining trees. Also remove the smaller cactus type plants. It was suggested that community fund raises be held to raise money for adding picnic tables and benches. She will also check with the City to see if an additional street light can be added to the area. Finally it was also suggested that a nice looking hedge be placed around the cemetery fence. Connie will call Milberger to look at tree removal and additional landscaping.

Clubhouse lease: Joleen Lammons suggested that instructions be added to the lease form stating lessee is to sign pages 1, 5 and 6. Joleen said she would redo the lease form.

Pool Furniture: It was suggested that 3 new tables be acquired for the swimming pool area. Joleen offered to get pricing from Sams Club. Adding additional lounges at the pool was also discussed and Bill offered to get bids on the lounges. The Board has budgeted fund to acquire these items in the 2013 Budget.

Pool Monitoring Camera: Mr. Brocker presented the 3 bids for the monitoring cameras from Quality Access, Intruder Alert and ADT. A motion was made and duly seconded to accept the ADT bid of \$2,190.00; the motion carried unanimously.

Cemetery Area Trees: Mr. Brocker was asked to contact MLC to get the dead downed trees out of the entry park area.

Adjournment: There being no more business to discuss the meeting was adjourned at 8:15 p.m.

Connie Smith, President

Robert T. Brocker, Recording Secretary