

**Minutes of the Regular Meeting of
The Board of Directors of
Oak Ridge Village Homeowners Association
June 6, 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 and Olivia Alva

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

Executive Session: Executive session was called to order at 6:32 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. The Board reviewed the Balance Sheet and Budget Comparison and there were no significant comments or concerns.

Call to Order: The meeting was called to order by the President at 7:00 P.M., and the Recording Secretary was present.

Call to define Officers Duties: Connie Smith made a suggestion that the Officer positions on the Board have defined duties. Mr. Brocker explained that as the Board works thru and finalizes the Community Manual this item could be addressed.

Approval of Minutes: The minutes from the meeting held on February 26, 2013 were reviewed and a motion was made and duly seconded to approve the minutes; the motion carried unanimously.

Sale of Vacant Lot: The Board members discussed the potential sale of the vacant lot across the street from the Clubhouse on Mason Crest. It was pointed out that several years ago the Board looked at the possibility of making the lot a parking lot to provide additional parking for the Clubhouse. The Board reviewed the costs in complying with the City of San Antonio requirements that idea was abandoned. The Association has had to pay for the landscape maintenance (mowing) and taxes for years with no real benefit to the community as a whole. Mr. Brocker explained that with By-law amendments, which according to the attorney the Board has the authority to do, the Board would be able to sell an association asset and use the funds for the benefit of the association. The Board also pointed out that if sold to a builder or buyer wanting to build the new home they would have to comply with the DCCR's. The Board went on to discuss obtaining input for the community via a publication of an opinion poll on the web site. A motion was made and duly seconded to have Mr. Brocker draft an opinion poll and have it posted on the web page; the motion passed unanimously.

Playground mulch/and entry island weed control: The Board instructed Mr. Brocker to proceed with the bid he had previously provided the Board for fertilization and weed control in the front $\frac{3}{4}$

grass area of the island. With regard to the mulch Olivia Alva did the bidding for the playground area for both kiddie mulch and for replacing the kiddie mulch with poured in place rubber mulch. The rubber mulch was far too expensive so the Board asked Olivia Alva to proceed with handling the Kiddie Mulch addition. The Board asked Mr. Brocker to have the landscape company make sure they are checking for ant hills and treating each week.

Pool Furniture and Baby Pool Light: The new tables needed for the pool area were purchased and installed at the pool. The baby pool light was repaired.

One way parking on Tavern Oaks near Clubhouse area: The Board discussed one way parking to occur from Mason Crest to Barrow Oak. It was decided it would be a good idea and address a safety concern if the parking on Tavern Oak could be limited to one way in the pool/Clubhouse area. A motion was made and duly seconded to explore the option of one way parking with the City of San Antonio; the motion carried unanimously.

NEW BUSINESS:

Pool Rules: The Board had a brief discussion about some revisions to the pool rules and Mr. Brocker pointed out that they had done a significant review last year and that it is planned to include the pool rules in the community manual so they could be looked at again at that time. The discussion was tabled other than a request that Mr. Brocker check with the pool company about the feasibility of a pool monitor.

Entry Monument: The Board discussed the need to have the light fixtures on the entry monument adjusted so they reflected better on the Monument. Mr. Brocker said he would have the electrician check this condition. It was also suggested that the Board consider whether or not to power wash the monument and then paint the letters for Oak Ridge Village black. Mr. Brocker told the Board he would look at the monument on the next drive and let them know if he thought power washing would make any measurable difference. He said he would look into bids for the painting.

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