

**Minutes of the Regular Meeting of
The Board of Directors of the
Oak Ridge Village Homeowners Association
May 26, 2010**

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 clubhouse, 3902 Tavern Oaks, San Antonio, Texas 78247, pursuant to call by the President of the Association.

Directors Present: Cassandra Littlejohn, Chad Williams, Greg Heaton, Rebecca Morrison
and
Robert Sherwood

Directors Absent: None

Also Present: Robert T. Brocker, Association Management Services, Inc.

Call to Order: The meeting was called to order at 7:16 P.M., the President being in the chair and the Recording Secretary present.

Additions to the Agenda:

None

Approval of Minutes: The Board reviewed the minutes from the January 20, 2010 Board meeting. A motion was made and seconded to approve the minutes; motion carried unanimously.

Financial Report: Mr. Heaton made a brief presentation of the Balance Sheet and Budget Comparison. The Board members had general discussion about the \$8,253.00 CPA compilation adjustment from fiscal year 2008. Mr. Heaton suggested that the Board direct Karen Youngblood at AMS to make the appropriate accounting entries to clear the item. After additional Board discussion, the item was tabled until the October 2010 meeting.

Review current aging report: The Board reviewed the April 30, 2010 aging report. Mr. Brocker stated for those in attendance that there were 29 delinquent accounts.

Unfinished Business:

Speed Humps: Mr. Brocker presented a memorandum to the Board explaining the City process for requesting speed humps. There was general discussion among the Board members and homeowners in attendance. Mrs. Morrison requested Mr. Brocker to contact the Safe Officer at SAPD and get recommendations for the speed hump locations and report back to the Board. There was a request from the floor to also request that the City install speed limit signs. Mr. Brocker will include this item when he contacts the Safe Officer.

New Business:

Pool Shade Structure: Mr. Brocker presented a brief discussion about the closing of the pool facility for safety reasons. Mr. Brocker also explained that an additional bid had been requested to

compare against the bid received from Sombrilla. Mr. Brocker also explained that the Board felt it was important to obtain a structural engineer's report on the structure to insure there was no danger to the general membership and to insure all the facts were available to the Board prior to the removal of the damaged frame. There was considerable additional discussion among the Board members and the other members in attendance Mr. Williams showed photos of the footings that he took during the removal process. There was some criticism of the Board's decision to close the pool from the floor. Mrs. Littlejohn explained her concerns to those in attendance which focused on the safety of the membership. She acknowledged that it was a very inconvenient time for the pool to be out of service to the community but that it was necessary for the safety of the membership. Mr. Brocker informed everyone the first payment from the insurance company had been received in the amount of \$16,920.00. Mrs. Morrison expressed her desire to proceed with the replacement of the shade structure; indicating She felt that Sombrilla would work with the association to complete the project within the financial limits of the insurance proceeds. Mrs. Morrison asked Mr. Brocker to contact Sombrilla and see what could be worked out. Mrs. Littlejohn asked Mr. Brocker to continue to explore getting the Board legal advice on the matter. The Board also requested Mr. Brocker to attempt to get the manufacturer's specifications for the original structure. There was addition discussion among the Board members regarding solutions but no official action was taken.

Playground Mulch: Mr. Brocker reported he was asked to get a bid for refreshing the mulch in the children's playground. The bid received from MLC was for \$550.00 to deliver and spread the mulch. After discussion from the floor and the Board members, Mr. Brocker was asked to secure a bid just to have the mulch delivered so homeowner volunteers could spread.

Homeowner survey: Mr. Heaton provided the Board and other members present a draft copy of a proposed survey. There was discussion for the Board Members and the floor about various methods of gathering information. Mr. Williams and several members in attendance focused on the idea of going door-to-door and several homeowners said they would volunteer to help. A sign up sheet was passed around and it was tentatively decided to start the information gathering canvassing the first week of June.

Discussion from the floor:

Billy Faulstich: Mr. Faulstich addressed the Board acknowledging that most of his comments had been addressed earlier in the meeting. He did read his prepared remarks and stated that he felt the communication regarding the pool closure could have been handled better.

Joleen Lammons: Mrs. Lammons stated that her intended comments had already been addressed.

Adjournment: There being no further business, the meeting was adjourned at 9:40 p.m.

Cassandra Littlejohn, President

Robert T. Brocker, Recording Secretary