

**Notes of the Special Meeting  
Of the Board of Directors of  
Oak Ridge Village Homeowners Association, Inc.  
August 19, 2010**

A special meeting of the Board of Directors of Oak Ridge Village Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), was held at the Oak Ridge Village Club House, 3902 Tavern Oaks, San Antonio, Texas 78247. The purpose of the meeting was to honor a request for a hearing before the Board of Directors from Ms. Cinnamon Mitchell.

**Directors Present:** Cassandra Littlejohn - President, Rebecca Morrison - Secretary, Greg Heaton - Treasurer

**Directors Absent:** Chad Williams, Robert Sherwood

**Also Present:** Robert T. Brocker, Association Management Services, Cinnamon Mitchell, Homeowner

**Call to order:** Meeting was called to order at 6 pm.

**Introductions:** Ms. Littlejohn opened the meeting introducing herself as the President of the Board of Directors and introduced the Secretary and Treasurer and explained the purpose of the meeting; to provide and share information regarding the denial of a landscaping plan associated with Ms. Mitchell's property.

**Basis of Appeal and Discussions:**

- Ms. Mitchell opened by expressing a desire to learn what she needed to do to be in compliance. She explained she lacked the funds to completely redo the landscape and would be willing to make adjustments after she understood what she had to do. She also expressed a need for ample time to make the corrections.
- Ms. Littlejohn explained that the Covenants of Oak Ridge Village Homeowners Association, Article XIII of Unit 2 does not allow for more than 10% of the front and side yards to be landscaped with rock. Ms. Littlejohn also provided a copy of Article XIII for Ms. Mitchell's review.
- Ms. Mitchell explained that she had misread the restrictions and thought only actual items being built (using the example of her swimming pool) had to receive ACC approval. She explained she did not think landscape required approval. Ms. Mitchell also asked if she would be required to remove the palm trees.
- The Board members agreed that the restrictions did not prohibit palm trees.

- Ms. Littlejohn spoke of enforcement measures the Association would follow. She explained the Board's position of governance and the duty of enforcement the Board must adhere to regarding covenant violations. She also explained to Ms. Mitchell about the implications of a violation of restrictions on resale of the property. A resale certificate will be required in the event she wants to sell the property and in order to get clear title any violation would have to be corrected.
- All of the Board members expressed a desire to work with Ms. Mitchell and wanted all homeowners in Oak Ridge Village to enjoy their homes and enjoy protected property values.
- Ms. Littlejohn indicated that she felt that if Ms. Mitchell need help that possibly she and other neighbors would be willing to help with corrective work.
- Ms. Littlejohn and Ms. Morrison asked Ms. Mitchell to prepare a revised landscape plan for the committee to consider that would bring the landscaping into compliance.

With no further items to be discussed on the list of concerns, the Board thanked Ms. Mitchell for the opportunity for both parties to share their concerns, issues, and information. A copy of the approved meeting notes will be mailed as a result of this Board Hearing.

**Response of the Board of Directors:**

- The Board of Directors reviewed Article XIII of the Declaration of Covenants, Conditions, and Restrictions for Unit 2 of Oak Ridge Village Homeowners Association and upholds the decision that the landscaping is in violation of the covenants Article XIII.
- The Board will not attempt any enforcement measures at this time but reserves the right to do so pending the results of a survey of association members regarding the current day application of this covenant and a legal interpretation of the covenant.

**Adjournment:** With no further discussions, the meeting was adjourned at 6:20 P.M.



Robert T. Brocker, Recording Secretary