

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
May 26, 2016**

A meeting of the Board of Directors of the Oakwell Farms Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at 3555 Oakwell Farms Parkway, San Antonio, Texas, pursuant to call by the President of the Association.

A quorum was established by the presence of Tom Rogells, Beverly Alcott, Alice Kelly, Michelle Kossel, Ed Barrera and Lee Mueller the meeting was called to order at 4:32pm. Denise Jimenez was in attendance representing FirstService Residential.

Resident Input

Ms. Ricks addressed the board regarding her frustration with the street sealing project and the inadequate equipment that the landscape crew is using. Additionally she expressed concern that the guards at front gate are not always appropriately dressed in uniform.

Mr. Glubka addressed the board regarding the Zika virus and the need for mosquito control in the community.

Minutes

The minutes of April 28, 2016 were reviewed. MOTION: Approve the minutes. PASSED

Howard Newton of Securitas and Robert Gross were in attendance to announce that Mr. Gross is the new security chief at the guard house. Mr. Newton confirmed that the patrol service will drive the trails if OWF provides a vehicle. The board would like the patrol service to check for open garage doors and contact residents if they are found open. The number to call for a new 4-digit code is 210-568-3900.

Tom Newton attorney on behalf of the association was in attendance to discuss the shared maintenance responsibility for areas outside of Oakwell Farms that extend to the surrounding businesses and apartments. Specifically responding to the question of removal of improvements and said requirement to maintain them. Mr. Newton explained that the OWF board has the authority to remove improvements but the obligation to maintain what is in place.

Grounds Update – AJ is using mosquito dunks in areas where there is standing water. The crew is behind schedule to the weather clean up issues.

Treasurer's Report (Charles Gorham)

The board reviewed the monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports for month ending April 30, 2016.

President's Report (Tom Rogells)

The Tobin estate property may be developed in to a 3 story apartment complex and single family residences.

Architectural Committee – The committee has nothing to report. The submittal log was submitted in the board packet.

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
May 26, 2016**

Social Committee – The board would like for the social committee to provide an annual budget that outlines their financial needs and lists events for each year. This will assist the board in budget plans for the coming year.

Tennis Court – The original contractor, Q-sports, has committed to return and make some repairs to the surface of the court as part of the previous work that was completed by their company.

Pool Committee – The committee has prepared a letter to the community addressing the pool rules/policy. It will be sent in the community newsletter and via eblast (see attached as exhibit).

Website – Beverly Alcott prepared her review of both website options. MOTION: Approve the at home net website. Only 3 members in favor, motion FAILED.

Street Update – The recent rain has removed some of the sealant and Longhorn will return to fix those areas. Residents are urged to contact Brad Bauserman if there are areas that need special attention.

Management Report – The task list was reviewed and proposals discussed.

Mr. Barrera mentioned that he spoke to INET about a proposal to install additional cameras at the pool gate and parking lot. ACTION: Contact INET to obtain written proposal.

MOTION: Approve expense to powder coat pool furniture (include delivery) per emailed proposal from pool committee. PASSED

ACTION: Send minutes for 2015 and 2016 to OWF website administrator.

MOTION: Approve purchase of new truck for landscape crew. PASSED

ACTION: Obtain bid to paint/stain 4 picnic tables and email price to board.

MOTION: Approve pool monitor contract with Securitas for a cost of \$16 – 20k plus tax. PASSED

ACTION: Research drainage issue on Ira Lee & OWF parkway.

MOTION: Approve replacement of bridge between apartments and elderly care center for an amount up to 20% of the total. The cost should be shared with the apartments. PASSED

ACTION: Email landscape crew lead job description to the board (prepared by FSR)

Adjournment

Executive Session - No Action

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 6:33PM