

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
June 23, 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, Alice Kelly, Michelle Kossel, Ed Barrera and Lee Mueller the meeting was called to order at 4:30pm. Denise Gehrmann-Jimenez was in attendance representing FirstService Residential.

Resident Input

There were over 40 households represented at the board meeting to discuss their dissatisfaction with the 2016 pool rules and policies. Specifically noted was the guest fee of \$5.00 per person per day, requirement to show TDL with each visit, the need for a "security" guard posted at the pool entry gate and the new policy which prohibits residents from working as a lifeguard at the community pool. The board listened to each resident that signed up to speak and noted that all decisions for 2016 have been set but their feedback would be considered in evaluating the policy for next season.

Minutes

The minutes of May 26, 2016 were reviewed. MOTION: Approve the minutes. PASSED

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 May 30, 2016. FSR noted that the reserve fund investment plan cannot be implemented until Mr. Gorham authorizes the transfer of funds from Morgan Stanley (he is the only signer on the account) to the new bank.

President's Report (Tom Rogells)

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

Landscape update – AJ reported that the crew is still trying to catch up from the storms but all should be caught up soon.

Architectural Committee – The committee has requested that a note be sent to the community about the temporary exception for roof signage due to the hail storm. The committee and board recognize the need for some signage during this time but would like signs to be removed as soon as roof work is complete. This information will be published in the next newsletter.

Social Committee – The social committee chair is out of the country for the summer. The board will be hosting the 4th of July event along with a few volunteers.

Tennis Court – The board would like to have insurance company evaluate the tennis courts for possible hail damage.

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Pool Committee – The committee will have a special meeting to review owner feedback about the pool policy. Several residents expressed an interest in attending and provided their contact information to Alice Kelly.

Website – MOTION: Approve the use of the existing website hosted by at home net website. Only 3 members in favor, motion FAILED.

Street Update – The street sealing project is still ongoing. The engineer and street sealing company continue to review work. All work must be completed per approved specifications prior to final payment.

Management Report – The task list was reviewed and proposals discussed. The apartment complex has not responded regarding the bridge. Follow up email will be sent.

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.

Resident, Joe Dawson has volunteered to prepare specifications for the wall on Ira Lee, but needs to know what type of wall the board wants to install. The board would like to obtain pricing for a fencecrete product.

ACTION: Discuss fencecrete option with Mr. Dawson for specifications.

FSR provided the committee with a sample Emergency Action Plan as previously requested. ACTION: Solicit volunteers in community to form an ad hoc committee to research and draft a plan for Oakwell Farms. This will be included in the next newsletter.

ACTION: Obtain bids for the installation of lights in the parking lot of the clubhouse.

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

Adjourn to Executive Session 6:40pm

Executive Session: - Send violation letter to owners violating rules in swimming pool. Owners will lose pool privileges if 2nd incident occurs.

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