

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
July 28, 2016
Approved**

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, Charles Gorham, Michelle Kossel, Ed Barrera and Lee Mueller the meeting was called to order at 6:03pm. Denise Jimenez was in attendance representing first Service Residential.

Resident Input

Several residents were in attendance at the meeting to voice their discontentment with the guest fee for the pool, the pool rules, diving board swim test and the decision not to permit resident lifeguards.

Two residents inquired about the house numbers that were not painted on the curbs.

Resident informed the board of an attempted burglary on her street and requests that the Ira Lee wall height be raised behind her home at her expense.

Minutes

The minutes of June 28, 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 31, 2016. The street sealing project is causing some variances but nothing is adversely impacted. The report will be kept on file with the Association's records.

Grounds Update (AJ)

The crew is still working on cleaning up from the storm. There are issues with the water well and a proposal was provided to management from Haskins.

Architectural Committee update – Mr. Boughton informed the board of a recent greenbelt violation where resident removed trees and rose bushes. The committee recommends that the resident be required to revegetate the area in question. Mr. Boughton will meet with the resident and present a solution to the committee and board. The committee may need to contact HOA legal counsel for guidance.

Tennis Court – The tennis court surface is still scheduled for warranty work by the original contractor per Tom Rogells.

Social Committee – The committee chair is out of the country and will report upon her return.

Pool Committee – The pool is averaging 80 visits per day. The committee has requested a proposal to split the power source for the ceiling fans and lights.

Road Update – Ed Barrera reported that there still several areas that need to be repaired as part of the work. The entire project should be complete within 3 weeks if weather permits. Residents should report any concerns with roads to HOA management (place note in newsletter).

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Website – Decision on website has been tabled.

MOTION: Approve the removal of pedestrian bridge located behind apartment complex. PASSED

MOTION: Approve the tree removal proposal from Out On a Limb in the amount of \$1830. PASSED

Ed Barrera presented a proposal from Inet to modify the pool camera system. MOTION: Approve the proposal from Inet in the amount of \$2594.75. PASSED

Ed Barrera met with Electrical Design Solutions to install LED lighting in the pool parking lot to provide better camera visibility. MOTION: Approve the proposal from Electrical Design Solutions in the amount of \$1493.04. PASSED **Amended on 8/20/2016:** Board determined Suberg should have the project for their bid of \$1195 on August 8, 2016. Adele Simmons provided signed approval to Suberg for this project.

The board reviewed the proposal from Haskins to repair the well pump motor. Haskins installed the system and has been maintaining it so they are most familiar with the system. MOTION: Approve the proposal from Haskins in the amount of \$7712.81. PASSED

The roof bids are not ready for review. The board asked that the south guardhouse be added as well as the trim and siding at the clubhouse. Management will need to discuss further with the insurance company.

The board reviewed a proposal to split the pool ceiling fan and light circuit from Suberg Electric. MOTION: Approve the proposal from Suberg in the amount of \$1195. PASSED

Several community members are interested in having their curbs painted with their address. FSR has secured a local vendor that will provide this service after the street sealing project is complete.

Adjournment of Open Session: 7:30 PM

Executive Session - No Action

Return to Open Session at 7:30pm

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened. The board voted to proceed with foreclosure on one property in the community.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 8:35PM

ACTION ITEMS:

Deliver large Oakwell Farms map to Alice Kelly for signage proposal.
Contact Tom Newton for formal policy to adopt concealed handgun prohibition.
Contact SAPD patrol to provide the detailed report when invoice is submitted.
Send newsletter proof to board for review.
Contact Tom Newton to revise collection policy for service area and HOA.
List pool committee members in Newsletter and website
Obtain clarification from pool committee on the minimum age for guest fee.