

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
August 25, 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 Beverly Alcott, Tom Rogells, Alice Kelly, Charles Gorham, Ed Barrera and Lee Mueller the meeting was called to order at 6:00 pm. Adele Simmons was in attendance representing FirstService Residential.

Resident Input

One resident inquired about the status of the house located at 58 Campden. Adele provided the update from Tom Newton, the HOA attorney.

Several residents mentioned their tires were being punctured by nails left in the road from the roof construction projects happening throughout the community. The Board President requested an E-Blast be sent to remind homeowners that they are responsible for ensuring their contractors clean up after themselves.

A resident requested an E-Blast be sent to remind homeowners not to leave any food outside their homes due to skunks in the neighborhood. The Board concurred with this request.

A resident requested a reminder be sent to homeowners who are renting out their homes that they need to ensure their tenants are abiding by the DCCRs.

A resident stated there is a Black SUV with license plate number FBT 2555 that parks in Wolfeton Estates for approximately 2 hours every night.

Minutes

The minutes of July 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 July 31, 2016. AJ's budget is currently \$25K under budget. The community is on budget for the year. There is still a payment due for the street sealing project that will not be made until the punch list is completed. Adele explained the reason why the water bill is significantly higher this summer than last (SAWS non-compliance penalties). Adele also provided the update regarding the over-billing for the pool monitors (corrected invoices will be sent).

President's Report (Beverly Alcott)

There are several committees that are in need of volunteers. Of immediate need is the Nominating Committee to select replacements for two Board member seats that will need to be filled as of the November Annual Meeting. Interested persons can contact Adele to let her know of your interest so that she can get you the member interest form.

Any homeowner whose home abuts the walking trail must submit an ACC request form prior to making any changes to their fence and landscaping along the trail. This information will be placed in the newsletter.

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Grounds Update (AJ)

The crew has been handling a lot of emergent issues within the community (i.e. take down 3 trees that fell onto resident fences). He acknowledges they are a little behind on their normal servicing and has thanked the community for their patience as they catch up on their duties. Maintenance repairs to the water well are currently underway by Haskins. Bids received from EDS (\$427.89) and Suberg to fix the lighting on street signs by the Mews and on Wolfeton Way.

MOTION: Approve street sign lighting proposal from Suberg. PASSED

Architectural Committee – Mr. Boughton informed the board that Adele has sent a letter to the homeowner who removed trees and rose bushes from the Tobin hedge. He also stated that the Management Company's ACC department has not been sending approval responses to the residents in a timely manner. Adele stated she will investigate the claim for the address mentioned by Mr. Boughton.

Tennis Court (Tom Rogells) – The original contractor came out to check the pooling of water concern on the courts. It was determined that the court had dried out and the subsequent heavy rain caused it to swell. This resulted in a pooling effect for a short period of time. The courts are ok.

The fence around the courts are currently grandfathered. Hail damage has been noticed on the wooden beams. If the fence has to come down, a chain link must be installed in order to bring it into compliance with today's regulatory standards.

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

Road Update (Ed Barrera) – There are still several areas that need to be repaired as part of the work. Homeowners have raised concerns about construction dumpsters being put onto the streets that were just repaired/sealed. It was recommended that homeowners put the dumpsters in their driveways. Consultation with the HOA attorney will be required to determine best course of action.

Pool Committee (Perry Jordan) – The committee asked for consideration of rules for pool closures due to inclement weather, pool contamination, or pool maintenance. MOTION: Approve the rules without padlocking the gate and installing a sign that states 'Pool Closed, Swim at your own risk'. PASSED.

Presentation – Mike Biles of Ranger Storm Restoration Services. He submitted a proposal as the General Contractor company for the hail damage throughout the community.

FirstService Residential (Adele Simmons) – A report of community calls, ACC applications, violations, and work orders was presented. A review of the outstanding community maintenance items was conducted, and several matters were clarified. MOTION: Host Annual Garage Sale on October 8, 2016. PASSED

Adjournment of Open Session: 8:40 PM

Executive Session - No Action

Return to Open Session at 9:00 pm

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Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 9:01 pm

ACTION ITEMS:

1. Adele to work with Alice on sign repairs and utility box painting requirements
2. Add requested information to newsletter and prepare E-Blast with communication items as outlined in the meeting
3. Contact Fencecrete to meet with homeowners affected by Ira Lee wall repair
 - a. Contact city arborist to determine status of trees in the area
4. Prepare bid comparison of Elk and Greenland for framed block between bathrooms and storage building
5. Approval of Irrigation bid for backflow project
6. Provide remaining GC bidders updated scope of work for final bid comparison