

MINUTES OF THE
OAKWELL FARMS HOA
ANNUAL MEMBERS MEETING
November 12, 2015

The annual meeting of the general membership of the Oakwell Farms Homeowners Association, a Texas nonprofit corporation (the “Association”) was held at the Oakwell Farms Clubhouse at 3555 Oakwell Farms Parkway, San Antonio, Texas, pursuant to call by the Board of Directors of the Association.

Directors Present: Charles Gorman, Alice Kelly, Tom Rogells and Michele Kossel

Also Present: Eva Hecox and Rhonda Shaw of FirstService Residential.

Call to Order: The meeting was called to order at 6:30 p.m., the President being in the chair and the Recording Secretary present.

Determination of Quorum – The 30% of 713 lots (214) representation was met by those in attendance and submitted proxies.

Proof of Notice: Notice of the Annual Members Meeting was mailed on October 23, 2015 meeting the requirement.

Adoption of the Standing Rules: Presented by Tom Rogells

Introduction of the Board of Directors

Appointment of Tellers: Robert Boughton, Mr. Cavazos and were appointed as tellers to tabulate the votes.

Approval of Annual Meeting Minutes: It was moved and seconded that the minutes of the November 12, 2013 Annual Members Meeting was approved without any changes.

President’s Report: Tom Rogells provided an overview of the 2015 projects and accomplishments and 2016 projects.

STREETS/JOGGING PATH

- Street repairs completed on various streets.
- Crackfilling of Campden, Westerleigh and Wolfeton
- Jogging path crack filled.

COMMON AREA SIDEWALKS

- Trip hazards-Common Removed and replaced areas over 2” and those under 2” were removed.

POOL/CLUBHOUSE

- Interior of pool bathrooms and lifeguard rooms painted. New counter tops installed.
- Exterior of pool bathrooms and lifeguard rooms painted. Rusted gutters replaced.
- Clubhouse – Commercial grade curtain rod installed.
- Pool-Cameras installed.
- Power washed pool deck, sidewalks and curbs in parking lot

PLAYGROUND

- Powerwashed and resealed playscape.

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WALLS

- Repairs completed at Oakwell Farms Parkway near guardhouse on exit side.
- Granbrug repaired wall.

SIGNAGE

- Paint signage bases/address markers along Oakwell Farms Parkway. New colors selected.

TREES

- Cut down and hauled off dead trees.
- Trimmed trees.

MAINTENANCE CREW

- Purchased new golf cart and mower.

PROJECTS FOR 2016

- Guard house –Tear down and rebuild the main guard house.
- Slurry sealing for the entire Campden, Wolfeton Way, Grandburg and Westerleigh area.
- Signage-Remove, paint and replace signage along parkway.
- Pool –Drain pool. Fix cracked step. Acid wash pool so the algae will not take hold.
- Directory-Publish new directory.

Election of two Directors, each to serve a three year term; nominees:

Beverly Alcott

Ed Barrera

Kimberly Casillas

Lee Mueller

There were no nominees from the floor.

Treasurer's Report: Presented by Charles Gorman.

2015 Budget has a surplus due to the delay of the slurry seal. This will be done in early 2016.

Guardhouse bids have come in too high. Question: Isn't this a Reserve Expense, yet but bids are still too high.

2016 Budget approved with no increase.

New Business:

- Development by the Tobin Foundation – Weekly still has contract till January. Working on less dense project. Was a traffic analysis done by City? No. Drainage-not started.
- Traffic light at Harry Wurzbach and Oakwell Farms Parkway has been updated.
- Santa visit December 6- Noon until 3PM; bring your cameras

Announcement of the election:

The final outcome based on proxies and those voting in attendance resulted in the election of Beverly Alcott, Ed Barrera and Lee Mueller.

The Board answered questions from the members in attendance.

There being no further business the meeting was adjourned at 7:30 p.m.

MINUTES OF THE
OAKWELL FARMS HOA
ANNUAL MEMBERS MEETING
November 12, 2015

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
November 12, 2015**

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.

I. Open Session

a. Establish Quorum

Michelle Kossl Tom Rogells Ed Barrera
Charles Gorham Alice Kelly Lee Mueller

Also Present: Eva Hecox, FirstService Residential

b. Meeting Called to Order: 7:40 PM

c. Announcements:

- i. The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

d. New Business

i. Election of Officers:

- 1. Tom Rogells-President
- 2. Beverly Alcott-Vice-President
- 3. Alice Kelly-Secretary
- 4. Charles Gorham-Treasurer
- 5. Michelle Kossl-Member at Large
- 6. Ed Barrera-Member at Large
- 7. Lee Mueller-Member at Large

- e. **Adjournment:** The Oakwell Farms Homeowners Association Organizational Board of Directors Meeting is hereby adjourned at 7:50 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
October 27, 2015**

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.

1. OPEN SESSION

A. Establish Quorum

Dick Meacham	Michelle Kossl	Tom Rogells
Charles Gorham	Sue Storm	

Also Present: Eva Hecox, FirstService Residential

B. Meeting Called to Order: 4:00 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

Adjournment of Open Session: 4:05 PM

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of October 27, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

D. EXECUTIVE SESSION – Presentation and deliberation regarding employees regarding salaries and payroll service.

E. RETURN TO OPEN SESSION-5:45pm

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Board approved a raise for hourly employees and the use of ADP for payroll processing.

F. Treasurer's Report: (Charles Gorham)

1. Presentation and deliberation and/or action involving 2016 Proposed budget.
2016 Budget discussed. No increase in assessments. Revisions to be made to line items. Approved.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 5:50 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
October 22, 2015**

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.

1. OPEN SESSION

A. Establish Quorum

Dick Meacham	Michelle Kossl	Tom Rogells	Beverly Alcott
Charles Gorham	Alice Kelly	Sue Storm	

Also Present: Eva Hecox, FirstService Residential

B. Meeting Called to Order: 4:30 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak:

Bebe Gorman-Noisy Neighbors continue.

Perry Jordan-Regarding cars broken into and car stolen.

Matthew Fleming-Can a fence be installed between basketball court and tennis court to allow dogs to run?

E. Ceremonial Items: None

F. Approval of Minutes: The Board approved the minutes of the September 24, 2015 meeting.

G. Treasurer's Report: (Charles Gorham)

1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports month ending September 30, 2015. The report will be kept on file with the Association's records.

H. President's Report: None this meeting.

I. Manager's Report: (Eva Hecox)

a. Annual Meeting Scheduled for November 12, 2015. 50 Chairs being rented from A-Z Rental.

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October 22, 2015**

b. Paint signage bases/address markers-Awaiting bid.

c. Cleaning up of signage on the parkway-Awaiting bid.

Action, as necessary, on items discussed in report - None

2. COMMITTEE REPORTS

- A. Architectural Control: (Bob Boughton and Jeff Oliver)
 - 1. Presentation and deliberation involving Oakwell Farms architectural control.
 - a. Request for solar panels was submitted.
- B. Controlled Access: (Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms controlled access
 - 2. No repot.
- C. Grounds: (Eva Hecox for AJ Guzman)
 - 1. Presentation and deliberation involving Oakwell Farms common area maintenance and/or landscaping activities.-planting have started.
 - 2. City of San Antonio are responsible for lights at Oakwell Farms signage at Harry Wurzbach.
- D. Social: (Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms social activities
 - a. Santa at the clubhouse on December 6 from noon to 3pm.
- E. Tennis Committee (Tom Rogells)
 - 1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements
 - a. Courts are in good shape.
- F. Streets Committee (Eva Hecox)
 - 1. Presentation and deliberation involving the proposed work to maintain repair and/or replace streets: underway.
 - a. Proposal for streets prior to slurry seal.
 - b. Jogging trail-to be crackfilled along with streets.
- G. Swimming Pool (Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. Proposal for streets prior to slurry seal.
 - a. Painting of pool area to start week of October 19th.
 - b. Pool Rule revisions-In progress and should be completed by January
 - c. Repairs to area of concrete under water fountain and bench proposal from Longhorn approved.
- H. Playground-(Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements
 - a. Playscape to be looked at for nails that need addressing.

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- I. Clubhouse (Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements
 - a. No report.
- J. Nominating Committee: Patsy Scott, Chairperson
 - a. There are three positions on the Board up this year. Four Candidates have submitted their profiles. Annual Meeting is November 12, 2015.
- K. Presentation and deliberation on the following:
 - a. Tobin Foundation-No Update.
 - b. Sports Court-Michelle Kossel met with Sports Court and the bid is \$43,000.00 No action taken.

Adjournment of Open Session: 5:35 PM

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of October 22, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

- 3. EXECUTIVE SESSION** –Discussed payroll processing. Management to go out for bids.

4. RETURN TO OPEN SESSION 5:45pm

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 5:50 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
September 24, 2015**

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.

1. OPEN SESSION

A. Establish Quorum

Dick Meacham Michelle Kossl
Charles Gorham Alice Kelly

Also Present: Eva Hecox, FirstService Residential

B. Meeting Called to Order: 4:30 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak:

Bebe Gorman-Noisy Neighbors. Started with barking dogs in 2014.
Now loud music and voices.

Charlotte Folsom-Loud noise and yelling from same neighbors as
previously addressed.

Bill Crump-Trees overhanging from homeowners into the street and
garbage cans not being stored out of view.

Jane Digby-Address the Art Walk to be held on October 3, 2015.

E. Ceremonial Items: None

F. Approval of Minutes: The Board approved the minutes of the August 27, 2015 meeting.

G. Treasurer's Report: (Charles Gorham)

1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports month ending August 31, 2015. The report will be kept on file with the Association's records.

H. President's Report: None this meeting.

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THE BOARD OF DIRECTORS OF
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September 24, 2015**

- I. Manager's Report: (Eva Hecox)
 - a. Guardhouse construction.
 - Bid from Hemby Construction presented. \$71,000.00
 - b. Paint signage bases/address markers-Girard signs. In process.
 - c. Cleaning up the signage on the parkway.
 - Removal of directional signs (large one on the parkway – Camden Ct, Bitterblue, Granburg Ct – Approved to remove.
 - Stop signs with 20 MH underneath – painting the background beige and the stop and octagon shape for stop in Sable Brown, non-reflective – approved.
 - Extra speed limit signs – approved to remove/combine.
 - Speed Bump signs – South Oakwell Farms Parkway near bump and one at rec center near crosswalk – approved.
 - d. Annual Meeting Scheduled for November 12, 2015.
 - 50 Chairs being rented from A-Z Rental.
 - Action, as necessary, on items discussed in report - None
- 2. **COMMITTEE REPORTS**
 - A. Architectural Control: (Bob Boughton and Jeff Oliver)
 - 1. Presentation and deliberation involving Oakwell Farms architectural control.
 - a. The ACC has gone paperless. Submittals are sent and responded to via email.
 - B. Controlled Access: (Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms controlled access
 - 2. Recommend the installation of a control to allow the guards at the north gate to open the south gate for emergency vehicles.
 - C. Grounds: (Eva Hecox for AJ Guzman)
 - 1. Presentation and deliberation involving Oakwell Farms common area maintenance and/or landscaping activities.-planting have started.
 - a. Tree trimming-Bid from Out on a Limb for \$5,472.04 approved.
 - b. Planting of Jasmine at Laurens Lane-Bid from LandCare for \$3,185.00 Approved.
 - c. Drainage area cleanout. Rebidding.
 - c. Roberts Construction-Remove and replacement of sidewalk trip hazards completed.
 - D. Social: (Eva Hecox/Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms social activities
 - a. Fall Garage Sale-2nd Saturday in October. 9am to 2pm. Patrols in neighborhood during this time.
 - b. Art Walk-October 3rd. Oakwell Residents only.

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September 24, 2015**

- E. Tennis Committee (Tom Rogells)
 - 1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements
 - a. No report.
- F. Streets Committee (Eva Hecox)
 - 1. Presentation and deliberation involving the proposed work to maintain repair and/or replace streets: underway.
 - a. Recommend engineer review streets and specifications.
- G. Swimming Pool (Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. Painting of pool area to be done in October.
 - b. Rules are being broken. Review of Rules by Pool Committee. Revisions will be presented to Board at a later date.
 - c. Repairs to area of concrete under water fountain and bench.
 - d. Mr. Fletcher Watson addressed lifeguard issues from the summer season.
- H. Playground-(Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements
 - a. No report.
- I. Clubhouse (Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements
 - a. No report.
- J. Nominating Committee: Patsy Scott, Chairperson
 - a. There are three positions on the Board up this year. Four Candidates have submitted their profiles. Annual Meeting is November 12, 2015.
- K. Presentation and deliberation on the following:
 - a. Tobin Foundation-No Update.
 - b. Sports Court-Michelle Kossel & Jeff Oliver. No update.

Adjournment of Open Session: 5:55 PM

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of September 24, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

- 3. EXECUTIVE SESSION** –Discussion regarding representation at Planning Commission. No action taken.

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THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
September 24, 2015**

4. RETURN TO OPEN SESSION-6:00pm

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 6:05 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
August 27, 2015**

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.

1. OPEN SESSION

A. Establish Quorum

Beverly Alcott	Alice Kelly
Tom Rogells	Sue Storm

Also Present: Eva Hecox, FirstService Residential

B. Meeting Called to Order: 4:31 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak:

Perry Jordan-End of year pool meeting.
Gretchen Hermann-Presented letter from Heather Stetson regarding loose dogs and fencing with holes/gaps. Recommended looking at putting a fence along the trail that backs up to Westerleigh.

E. Ceremonial Items: None

F. Approval of Minutes: The Board approved the minutes of the July 23, 2015 meeting with one correction. Under Director's present-add Sue Storm. No other corrections.

G. Treasurer's Report: (Eva Hecox)

1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports month ending July 31, 2015. The report will be kept on file with the Association's records.

Barbara Lowry is no longer with FirstService Residential. She is signer on accounts. FirstService will be the other signer in addition to two Board Members.

H. President's Report: None this meeting.

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THE BOARD OF DIRECTORS OF
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August 27, 2015**

- I. Manager's Report: (Eva Hecox)
 - 1. Guardhouse construction.
Bid from Hemby Construction presented. \$71,000.00
 - 2. Paint signage bases/address markers-Girard signs. In process.
 - 3. Bid for repainting South gate-Tornado Powerwashing-\$2,165.00 TABLED.

Action, as necessary, on items discussed in report - None
- 2. COMMITTEE REPORTS**
- A. Architectural Control: (Bob Boughton and Jeff Oliver)
 - 1. Presentation and deliberation involving Oakwell Farms architectural control.
 - a. No report at this meeting.
- B. Controlled Access: (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms controlled access
 - 2. Recommend the installation of a control to allow the guards at the north gate to open the south gate for emergency vehicles. Emergency vehicles come from all parts of the City and they do not have remotes. The Fire Station for Oakwell Farms does have remotes for entry into Bitterblue Gate. Recommend button for guards to access. Bids to be received.
- C. Grounds: (Eva Hecox for AJ Guzman)
 - 1. Presentation and deliberation involving Oakwell Farms common area maintenance and/or landscaping activities.-planting have started.
 - A .Drainage area cleanout. Rebidding.
 - b. Safe Sidewalks- repairs completed.
 - c. Roberts Construction-Remove and replacement of additional sidewalk trip hazards to start first week of September.
 - d.Powerwash common area sidewalks and curbs once sidewalk repairs are completed. Bid from Tornado Powerwashing-\$15,588.00. Tabled.
- D. Social: (Eva Hecox/Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms social activities
 - a. Fall Garage Sale-2nd Saturday in October. 9am to 2pm. Patrols in neighborhood during this time.
 - b. Art Walk-October 3rd. Oakwell Residents only.
- E. Tennis Committee (Tom Rogells)
 - 1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements
 - a. Everything is going good.
- F. Streets Committee (Barbara Lowry)
 - 1. Presentation and deliberation involving the proposed work to maintain repair and/or replace streets: underway.
 - a. Recommend engineer review streets and specifications.

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- G. Swimming Pool (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. CertaPro Painters. To start first part of September on painting pool and clubhouse.
- H. Playground-(Barbara Lowry/Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements
 - a. No report.
- I. Clubhouse (Barbara Lowry/Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements
 - a.
- J. Nominating Committee: Patsy Scott, Chairperson
 - a. There are three positions on the Board up this year. Have received 2 candidate profiles to date.
- K. Presentation and deliberation on the following:
 - a. Tobin Foundation-Update presented 8-27-15.
 - b. Sports Court-Michelle Kossel & Jeff Oliver. No update.

Adjournment of Open Session: 6:00 PM

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of August 27, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

- 3. EXECUTIVE SESSION** –Discussion regarding representation at Planning Commission. No action taken.

4. RETURN TO OPEN SESSION

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 6:10 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
July 23, 2015**

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.

1. OPEN SESSION

A. Establish Quorum

Beverly Alcott	Alice Kelly	Michelle Kossl
Dick Meacham	Tom Rogells	
Charles Gorham		

Also Present: Eva Hecox and Barbara Lowry of FirstService Residential

B. Meeting Called to Order: 4:30 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak:

Sally Scott. Thanked the Board for returning the \$100.00 usage Fee. Stated website had been changed after the meeting.

E. Ceremonial Items:

Councilman Gallagher spoke on the following:

1. District 10 had best voter rate
2. City's purchase of Northern Hills Country Club
3. 2016 Budget meeting
4. Fire & police negotiations
5. NE Senior Center at 1000 Oaks & Scarsdale opening end of October-first of November.
6. Enhancement of Perrin Beitel
7. Tobin Estate
8. Austin Highway and Harry Wurzbach intersection work.
9. Preserving our Military Bases.

F. Approval of Minutes: The Board approved the minutes of the June 25, 2015 meeting with one correction. Under Director's present-Remove Dick Meacham and put Under Director's absent. No other corrections.

G. Treasurer's Report: (Charles Gorman)

1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and

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July 23, 2015**

other financial and investment reports month ending June 30, 2015. The report will be kept on file with the Association's records.

H. President's Report: None this meeting.

I. Manager's Report: (Eva Hecox)

1. Rebuild guardhouse. Drawings of proposed construction submitted to Contractors for bids. One preliminary bid was \$82,000-\$85,000.00.

2. Paint signage bases/address markers-Girard signs. In process.

Action, as necessary, on items discussed in report - None

2. COMMITTEE REPORTS

A. Architectural Control: (Bob Boughton and Jeff Oliver)

1. Presentation and deliberation involving Oakwell Farms architectural control.
a. No report at this meeting.

B. Controlled Access: (Barbara Lowry)

1. Presentation and deliberation involving Oakwell Farms controlled access
2. Recommend the installation of a control to allow the guards at the north gate to open the south gate for emergency vehicles. Emergency vehicles come from all parts of the City and they do not have remotes. The Fire Station for Oakwell Farms does have remotes for entry into Bitterblue Gate. Pending, if compatible to yelp.

C. Grounds: (Barbara Lowry for AJ Guzman)

1. Presentation and deliberation involving Oakwell Farms common area maintenance and/or landscaping activities.-planting have started.
a. Cribley-excavate and clear 5' into culvers, remove trees, brush vines-\$11,788.43. Will share cost with entities. Another bid to be obtained. This will be an operating expense. No work done due to weather.
b. Safe Sidewalks.

Option 3-Remove all 236 trip hazards. \$17,794.45 Estimated project time completion is 2-3 days. Two cutting techs. Approved.

c. Roberts Construction-Bid for remove and replacement of additional sidewalk trip areas-\$15,700.00 Approved.

D. Social: (Eva Hecox/Barbara Lowry)

1. Presentation and deliberation involving Oakwell Farms social activities
a. July 4th event was a huge success and had a very large turnout.
b. Fall Garage Sale-2nd Saturday in October. 9am to 2pm. Patrols in neighborhood during this time.

E. Tennis Committee (Tom Rogells)

1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements
a. Everything is going good.

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
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July 23, 2015**

- F. Streets Committee (Barbara Lowry)
 - 1. Presentation and deliberation involving the proposed work to maintain repair and/or replace streets: underway.

- G. Swimming Pool (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. Bid from CertaPro Painters – Bid to:

Paint all exterior of 3 buildings in the pool area, interior of the lifeguard office, Men and women's restrooms, shower area, pump room, replace bathroom countertops, install new gutters and paint, exterior of clubhouse, tennis courts 2X4's that are not painted, bike rack - \$21,000.00 +- Scheduled for immediate work. Due to weather and pool season opening. It was recommended and approved to postpone the work till the fall.
 - b. Lifeguards are doing a good job.

- H. Playground-(Barbara Lowry/Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements
 - a. No report.

- I. Clubhouse (Barbara Lowry/Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements

- J. Nominating Committee: Patsy Scott, Chairperson
 - There are three positions on the Board up this year.
Nomination: Beverly Alcott
Carol Reese
Ed Barrera
Julie Mock

- K. Presentation and deliberation on the following:
 - a. Tobin Foundation-Update sent 7/16/15
 - b. Sports Court-Michelle Kossel & Jeff Oliver. Michelle is meeting with contractor.

Adjournment of Open Session: 5:35 PM

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of July 23, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

3. EXECUTIVE SESSION –Discussion regarding representation at Planning Commission. No action taken.

4. RETURN TO OPEN SESSION

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
July 23, 2015**

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 5:40 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
June 25, 2015**

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.

1. OPEN SESSION

A. Establish Quorum

Beverly Alcott	Alice Kelly	Michelle Koss
Dick Meacham	Tom Rogells	
Charles Gorham		

Directors absent: Sue Storm

Also Present: Eva Hecox of FirstService Residential

B. Meeting Called to Order: 4:30 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak: None

E. Ceremonial Items: No items this meeting

F. Approval of Minutes: The Board approved the minutes of the May 28, 2015 meeting with no changes or corrections.

G. Treasurer's Report: (Charles Gorman)

1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports month ending May 31, 2015. The report will be kept on file with the Association's records.

2. Additional signature of Vice President on the Signature Cards: Two signatures are required on every check and there are instances when one person is not available. Completed

H. President's Report: None this meeting.

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
June 25, 2015**

- I. Manager's Report: (Eva Hecox)
 - 1. Rebuild guardhouse. Drawings of proposed construction submitted and reviewed. Management to meet with contractor.
 - 2. Paint signage bases/address markers-Girard signs.

Action, as necessary, on items discussed in report - None
- 2. COMMITTEE REPORTS**
- A. Architectural Control: (Bob Boughton and Jeff Oliver)
 - 1. Presentation and deliberation involving Oakwell Farms architectural control.
 - a. No report at this meeting.
- B. Controlled Access: (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms controlled access
 - 2. Recommend the installation of a control to allow the guards at the north gate to open the south gate for emergency vehicles. Emergency vehicles come from all parts of the City and they do not have remotes. The Fire Station for Oakwell Farms does have remotes for entry into Bitterblue Gate. Pending, if compatible to yelp.
- C. Grounds: (Barbara Lowry for AJ Guzman)
 - 1. Presentation and deliberation involving Oakwell Farms common area maintenance and/or landscaping activities.-planting have started.
 - a. Cribley-excavate and clear 5' into culvers, remove trees, brush vines-\$11,788.43. Will share cost with entities. Another bid to be obtained. This will be an operating expense. No work done due to weather.
 - b. Safe Sidewalks.
 - Option 1-Remove all trip hazards between 1/2"and 7/8ths. \$11,384.46. Estimated project time completion is 2 days. Management recommends this option.
 - Option 2-Remove all trip hazards over 1". \$5,795.20 Estimated project time completion is 2 days.
 - Option 3-Remove all 236 trip hazards. \$17,794.45 Estimated project time completion is 2-3 days. Two cutting techs.
 - Bid to be requested for areas that require full replacement.
- D. Social: (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms social activities
 - a. July 4th event.
- E. Tennis Committee (Tom Rogells)
 - 1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements
 - a. No Report

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
June 25, 2015**

- F. Streets Committee (Barbara Lowry)
 - 1. Presentation and deliberation involving the proposed work to maintain repair and/or replace streets: underway.
- G. Swimming Pool (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. Bid from CertaPro Painters – Bid to:

Paint all exterior of 3 buildings in the pool area, interior of the lifeguard office, Men and women’s restrooms, shower area, pump room, replace bathroom countertops, install new gutters and paint, exterior of clubhouse, tennis courts 2X4’s that are not painted, bike rack - \$21,000.00 +- Scheduled for immediate work. Due to weather and pool season opening. It was recommended and approved to postpone the work till the fall.
- H. Playground-(Barbara Lowry/Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements
 - a. No report.
- I. Clubhouse (Barbara Lowry/Eva Hecox)
 - 1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements
 - A. Clubhouse rules recommendation for use. Completed and being recorded.
- J. Nominating Committee: Patsy Scott, Chairperson
No report until July 2015
- K. Presentation and deliberation on the following:
 - a. Tobin Foundation-Letter with update sent to homeowners on June 18, 2015
 - b. Sports Court-Michelle Kossl & Jeff Oliver. Michelle is meeting with contractor next week.
 - c. Sign Standards for bulletin boards- Completed and being recorded.

Adjournment of Open Session: 5:25 PM

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of June 25, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

- 3. EXECUTIVE SESSION** –Discussion regarding representation at Planning Commission. No action taken.
- 4. RETURN TO OPEN SESSION**

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
June 25, 2015**

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 5:40 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
May 28, 2015**

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.

1. OPEN SESSION

A. Establish Quorum

Beverly Alcott	Alice Kelly	Michelle Kossl
Dick Meacham	Tom Rogells	Sue Storm
Charles Gorham		

Also Present: Barbary Lowry, Eva Hecox of FirstService Residential

B. Meeting Called to Order: 4:30 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak:

1. Sandy Boyd-Traffic study regarding Tobin Estate. Did HOA have one performed? HOA paid for a study and the conclusion was different than City.
2. Perry Jordan-Did Board meet with Endowment? Yes, Board did meet. Suggestion-Spoke with Mr. Gallagher and he suggested HOA meet with Mr. Bugg.
3. Jane Digby-Scarborough Square. Line of sight issues at corner.
4. Ed King-Trees that need attention-one on island towards south gate and one where mailboxes are near 96 Oakwell Farms Parkway.

E. Ceremonial Items: No items this meeting

F. Approval of Minutes: The Board approved the minutes of the April 29, 2015 meeting with no changes or corrections.

G. Treasurer's Report: (Charles Gorman)

1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports month ending April 30, 2015. The report will be kept on file with the Association's records.
2. Additional signature of Vice President on the Signature Cards: Two signatures are required on every check and there are instances when one

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
May 28, 2015**

person is not available. Recommend Tom Rogells be added to the signature card for signing checks. Motion made and seconded. Motion carried.

H. President's Report: None this meeting.

I. Manager's Report: (Barbara Lowry)

1. Rebuild guardhouse-Jeff Oliver need to have a drawing or plans. Suggested an architect be engaged.
2. Paint signage bases/address markers-Girard signs.

Action, as necessary, on items discussed in report - None

2. COMMITTEE REPORTS

A. Architectural Control: (Bob Boughton and Jeff Oliver)

1. Presentation and deliberation involving Oakwell Farms architectural control.
 - a. No report at this meeting.

B. Controlled Access: (Barbara Lowry)

1. Presentation and deliberation involving Oakwell Farms controlled access
2. Recommend the installation of a control to allow the guards at the north gate to open the south gate for emergency vehicles. Guards have the south gate on the monitors and are able to see when emergency vehicles try to enter. GPS still takes people to the south gate. Emergency vehicles come from all parts of the City and they do not have remotes. The Fire Station for Oakwell Farms does have remotes for entry into Bitterblue Gate. Motion made and seconded to approve the install of device with cost up to \$1,500.00. Motion carried.

C. Grounds: (Barbara Lowry for AJ Guzman)

1. Presentation and deliberation involving Oakwell Farms common area maintenance and/or landscaping activities.-planting have started.
 - a. Cribley-excavate and clear 5' into culvers, remove trees, brush vines-\$11,788.43. Will share cost with entities. Another bid to be obtained. This will be an operating expense. No work done due to weather.
 - c. Safe Sidewalks - \$300 per sidewalk mile not to exceed 9 sidewalk miles for Oakwell Farms common area sidewalks. Survey has been performed. Barbara Lowry and Eva Hecox to meet with contractor next week to review survey of the common area sidewalks.

D. Social: (Barbara Lowry)

1. Presentation and deliberation involving Oakwell Farms social activities
 - a. July 4th event - snow cones, fritters, favors and fun-Will be from 10:00am - 10:45am

E. Tennis Committee (Tom Rogells)

1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
May 28, 2015**

- a. No Report
- F. Streets Committee (Barbara Lowry)
 - 1. Presentation and deliberation involving the proposed work to maintain repair and/or replace streets: underway.
- G. Swimming Pool (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. Bid from CertaPro Painters – Bid to:

Paint all exterior of 3 buildings in the pool area, interior of the lifeguard office, Men and women's restrooms, shower area, pump room, replace bathroom countertops, install new gutters and paint, exterior of clubhouse, tennis courts 2X4's that are not painted, bike rack - \$21,000.00 +- Scheduled for immediate work. Due to weather and pool season opening, It was recommended and approved to postpone the work till the fall.
- H. Playground (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements
 - a. No report.
- I. Clubhouse (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements
 - a. Installing double French doors week of May 20th. Completed.
 - b. Clubhouse rules recommendation for use-clarify usage. Motion made and seconded to approve recommendations. Motion carried.
- J. Nominating Committee: Patsy Scott, Chariperson
No report until July 2015
- K. Presentation and deliberation on the following:
 - a. Tobin Foundation-Update-Planning Commission Meeting June 10, 2015
 - b. Sports Court-Michelle Kossl & Jeff Oliver waiting on bid.
 - c. Sign Standards for bulletin boards- Motion made and seconded to approve recommendations. Motion carried.

Adjournment of Open Session:

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of May 28, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

3. EXECUTIVE SESSION – nothing discussed

4. RETURN TO OPEN SESSION

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
May 28, 2015**

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 5:30 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
April 29, 2015**

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.

1. OPEN SESSION

A. Establish Quorum

Beverly Alcott	Alice Kelly	Michelle Kossl
Dick Meacham	Tom Rogells	Sue Storm

Directors Absent: Charles Gorham

Also Present: Barbary Lowry, Eva Hecox of FirstService Residential

B. Meeting Called to Order: 4:30 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak:

1. Ed Barrera-Traffic at Oakwell Farms Parkway and Harry Wurzbach. Spoke with Assistant to Mr. Gallagher. Contractor left and project is going to be relet for the installation of the signal lights.
2. Perry Jordan-Attended meeting with Councilman Gallagher. Councilman met with Bruce Bugg and he is going to build apartments. Can he come speak to HOA? Can Councilman come once a year to update HOA? The Board will invite the Councilman to the July Board meeting.
3. Sally Scott-Would like refund of \$100.00 usage fee for clubhouse. There was to be no usage fee for HOA activities and she was not able to put out the sign. The Board did not grant her request as the event was not sponsored by the Association and it was a campaign meeting for Mr. Gallagher hosted by Mrs. Scott.
4. JC Stromberger-Concerned with Tobin Estate. Part of the property is in the flood plain. Be ahead-work closer with City Council and Planning & Zoning. Concerned with traffic and asked the Board to be sure and monitor the planning. The Board will continue to monitor the project.
5. Jenny Littlefield-Master plan for paving? Is Campden Circle on this year? Barbara Lowry noted there is more crackfilling and slurry seal to be done. Some areas will require some repairs. Project is going to be looked at again.

E. Ceremonial Items: No items this meeting

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
April 29, 2015**

- F. Approval of Minutes: The Board approved the minutes of the March 26, 2015 meeting with no changes or corrections.
- G. Treasurer's Report: (Barbara Lowry)
 - 1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports month ending March 31, 2015. The report will be kept on file with the Association's records.
- H. President's Report: None this meeting.
- I. Manager's Report: (Barbara Lowry)
 - 1. Drainage issue-Bid was obtained for \$12,000+- and a second bid will be obtained.
 - 2. Wall Repairs-have been a long process. Joe Dawson has been monitoring and reviewing the work and we retained his services for \$1.00. Prior to any work being initiated on future wall repairs, we will engage Mr. Dawson to work on reviewing the footing preparation and the pouring of the concrete.
 - 3 Wall repairs 5 Chiswick – Incurred bill for \$700.00 from AT&T for work of bobcat scraping and tearing up lines. Wall repairs 7- submitted bill for \$37.54 from CPS bill being higher due to contractor using electricity to power equipment. Oakwell Farms received at bill from AT&T for \$1300 for work of the bobcat ruining the lines. A letter was sent to AT&T regarding the lines being above ground and woven through the bricks preventing the damages from occurring. Contractor will reimburse HOA.
 - 5. Rebuild new guardhouse-Jeff Oliver to contact contractor to look into project.
 - 6.Paint signage bases/address markers from bridge to south gate-Bid being obtained.
 - 7. Letter of response from Agudas Achim on homeless being camped on the grounds.

Action, as necessary, on items discussed in report - None

2. COMMITTEE REPORTS

- A. Architectural Control: (Bob Boughton and Jeff Oliver)
 - 1. Presentation and deliberation involving Oakwell Farms architectural control. No report at this meeting.
- B. Controlled Access: (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms controlled access
 - a. Problems with AT&T phone and internet due to wall repairs. Has been corrected.
- C. Grounds: (Barbara Lowry for AJ Guzman)
 - 1. Presentation and deliberation involving Oakwell Farms common area maintenance and/or landscaping activities.-planting have started.
 - a. Cribley-excavate and clear 5' into culvers, remove trees, brush vines-\$11,788.43. Will share cost with entities. Another bid to be obtained. This will be an operating expense.

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
April 29, 2015**

- b. Safe Sidewalks-Company that did work for COSA to remove trip hazards. Will come and review all the association's sidewalks and submit bid.
- C. Ratify actions taken since last meeting: Board approved the purchase of a new 60" mower at \$6,477.42.
- D. Social: (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms social activities
 - a. July 4th event – snow cones, fritters, favors and fun
- E. Tennis Committee (Tom Rogells)
 - 1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements
- F. Streets Committee (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms streets, parking lots and jogging trails maintenance, repairs, replacements and/or improvements
 - a. Crack sealing and additional asphalt repairs-underway. Will be revisited due to the rain.
- G. Swimming Pool (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. Cameras operational.
 - b. Bid to paint metal doors, replace metal plated to cover the rust and scrape, powerwash and paint lifeguard office. \$2,950.00.
 - c. CertaPro painter-Bid to:
Paint lifeguard office, men's and women's restrooms, bathroom countertops, gutters and downspouts on clubhouse and pool area, clubhouse main area, men's and women's room, tennis courts 2x4's that are not painted bike rack. \$13,701.00. Approved.
- H. Playground (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements
 - a. Power washed and stained
- I. Clubhouse (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements
 - a. French door and frame will be replaced by Lowes. Will be funded as a capital expense. Alarm will be set after they are installed. Approved expense up to \$1,600.00.
 - b. Charter member list-attached.
- J. Nominating Committee: Patsy Scott, Chairperson
No report until July 2015

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
April 29, 2015**

Presentation and deliberation on the following:

- a. Tobin Foundation-no update- HOA has paid ½ of bill for work completed.
- b. Sports Court-\$14,000-Michelle Kossel & Jeff Oliver scheduled for meeting with contractor for bid.

Adjournment of Open Session:

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of April 29, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

3. EXECUTIVE SESSION – nothing discussed

4. RETURN TO OPEN SESSION

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 5:55 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
March 26, 2015**

A meeting of the Board of Directors of the Oakwell Farms Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at 1600 Northeast Loop 410, Suite 202, San Antonio, Texas, pursuant to call by the President of the Association.

1. OPEN SESSION

A. Establish Quorum

Beverly Alcott
Michelle Kossl
Sue Storm

Charles Gorham
Dick Meacham

Alice Kelly
Tom Rogells

Also Present: Barbary Lowry, Eva Hecox and Joe Tagle of FirstService Residential

B. Meeting Called to Order: 4:30 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak:

1. Ed Barrera – Contractors coming in at 6:15 AM, a loud truck that keeps driving through OWF and drag racing on Westerleigh

Action as necessary on items discussed: Board advised that the contractors should not be inside OWF earlier than 7 AM and the guards will be advised. A letter has been sent to the homeowner where the loud truck is a guest and the roving patrol will be advised of the drag racing so they can monitor.

E. Ceremonial Items: No items this meeting

F. Approval of Minutes: The Board approved the minutes of the February 26, 2015 meeting with no changes or corrections.

G. Treasurer's Report: (Charles Gorham)

1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports month ending February 28, 2015.

- a. February Income: \$195,261 variance to budget: -\$6,271 (2 mo.)
- b. February Expense: \$145,825 variance to budget: -\$29,433
- c. Reserve Fund: \$41,919 variance to budget: \$5.00
- d. Total Reserve Fund: \$690,128.50

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
March 26, 2015**

2. Action, as necessary, on items discussed – Morgan Stanley to purchase one each 6, 12 and 18 month CD each in the amount of \$100,000.00

H. President's Report: None this meeting

I. Manager's Report: (Barbara Lowry)

1. Tobin Foundation – no update until after May election
2. Artist Call – October 3, 2015; sponsored by the Oakwell Farms Women Club; art walk from 11 AM – 2PM for residents of Oakwell to display their talents
3. Sports Court – bid from Grand Slam Courts – two options to consider. Michelle Kossel and Jeff Oliver are going to meet with the company to find what else they provide not included on the bid, i.e.; how the sports court can be enclosed and secured.
4. Cemetery response to transient guests – letter sent on February 17; response from Aurelio Calero, Market Manager for Sunset Memorial Park who reported no temporary shelters were found on the cemetery property, some where found outside and were removed by the City of San Antonio; if and when such is found on cemetery property, appropriate action will be taken with the City to have them removed. Dr. Brierty reported there is a hole in the Cemetery fence between Sunset and the Jewish Cemeteries where they are coming in. He is willing to show the board where this is located.
5. Neighbor in townhomes complaining about neighbors BBQ is causing smoke to come into his residence. SAFD was called and they stated it was a hazard because the closeness of the homes. No action can be taken
6. The Right of Entry Agreement from the City of San Antonio, effective October 1, 2014 regarding 0.60 mile area of Salado Creek was approved by The Board.
7. Drainage issue – pending
8. Wall repairs – 66 Granburg Circle completed - \$25,654.50 brick does not match but is best they can find – lime washed to overcome colors
9. Wall repairs 5 Chiswick - \$21,895.43 underway
10. Wall repairs 7-8 Chiswick - \$18,980.76 underway
11. Joe Dawson has agreed to supervise the wall work for \$1; approved
12. Rebuild guard house – no action
13. Paint signage bases/address markers – color selected
14. Eva Hecox is to be the manager of Oakwell Farms in the next few months.

Action, as necessary, on items discussed in report - None

2. COMMITTEE REPORTS

A. Architectural Control: (Bob Boughton and Jeff Oliver)

1. Presentation and deliberation involving Oakwell Farms architectural control
 - a. Advised Board all ACC items are being addressed in a timely manner
 - b. Barbary Lowry and Eva Hecox met with the ACC to discuss black garage doors – was discussed with attorney and a letter will be written to the owner.
 - c. Another resident with black entry door and garage door will be repainted.

2. Action, as necessary, on items discussed in report - None

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
March 26, 2015**

- B. Controlled Access: (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms controlled access
 - a. Loud motorcycles
 - b. Barbary Lowry was coming home late on evening and the guard let her in without checking. Securitas called and guard relieved of duty.
 - 2. Action, as necessary, on items discussed in report
 - Item 1 – Roving patrol will monitor
 - Item 2 – Guard on duty was terminated
- C. Grounds: (AJ Guzman)
 - 1. Presentation and deliberation involving Oakwell Farms common area maintenance and repairs
 - a. Painting of masonry monuments – completed
 - b. Plantings have started
 - 2. Action, as necessary, on items discussed in report – none
- D. Social: (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms social activities
 - a. July 4th event – snow cones, fritters, favors and fun
 - 2. Action, as necessary, on items discussed in report - none
- E. Tennis Committee (Tom Rogells)
 - 1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements
 - a. Nothing this report
 - 2. Action, as necessary, on item discussed in report – None
- F. Streets Committee (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms streets, parking lots and jogging trails maintenance, repairs, replacements and/or improvements
 - a. All crack sealing is completed
 - b. Jogging trails, work will be done on low spots
 - 2. Action, as necessary, on items discussed in report - none
- G. Swimming Pool (Barbara Lowry)
 - 1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. Cameras are installed at pool and are operational.
 - b. Bid has been received for painting metal doors to bathrooms, power washing and painting of the lifeguard office. Scrape peeling paint in other areas. To be funded from the operating budget.
 - 2. Action, as necessary, on items discussed in report - none
- H. Playground (Barbara Lowry)

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1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements
 - a. Wood to be power washed and stained
 2. Action, as necessary, on items discussed in report - none
- I. Clubhouse (Barbara Lowry)
1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements
 - a. French door and frame is rotting and will be replaced, bid forthcoming from Lowes, will be funded as a capital expense
 2. Action, as necessary, on items discussed in report - none
- J. Individual Consideration Items: No items this meeting
- K. Inquiries: No items this meeting

Adjournment of Open Session:

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of March 26, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

3. EXECUTIVE SESSION

- A. Deliberation and/or consultation with attorneys about legal issues; personnel matters. No items this meeting
- B. Deliberation and/or consultation with attorneys about legal issues. No items this meeting
- C. Deliberation and/or consultation with attorneys involving contract negotiations. No items this meeting
- D. Deliberation and/or consultation with attorneys about legal issues involving aging accounts, enforcement action against property owners that are delinquent in their assessments or are non-compliant with Oakwell Farms restrictive covenants, bylaws, policies, regulations, and procedures. Foreclosure of residence. No items this meeting
- E. Deliberations and/or consultation with attorneys about legal issues regarding matters involving parties who requested confidentiality and the Board of Directors agreed to honor that request. No items this meeting.
- F. Consultation with attorneys for Oakwell Farms Homeowners Association and its Board of Directors, and consideration of (i) matters in which the duty of the attorney to the Oakwell Farms Homeowners Association and its Board of Trustees under the Texas Disciplinary Rules of Professional Conduct and the State Bar of

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Texas clearly conflicts with the provisions of Section 209.0051(c) of the Texas Property Code; and/or (ii) any matters to be considered during the Open Session of the Meeting.

G. Action as necessary on items discussed.

4. RETURN TO OPEN SESSION

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 5:30 PM

President

Manager

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
February 26, 2015**

A meeting of the Board of Directors of the Oakwell Farms Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at 1600 Northeast Loop 410, Suite 202, San Antonio, Texas, pursuant to call by the President of the Association.

1. OPEN SESSION

A. Establish Quorum

Directors Present:	Beverly Alcott	Charles Gorham	Alice Kelly
	Michelle Kossli	Dick Meacham	Tom Rogells

Directors Absent: Sue Storm
Also Present: Barbary Lowry and Joe Tagle of FirstService Residential

B. Called to Order: 4:30 PM

C. Announcements:

The Oakwell Farms Homeowners Association will, during the Meeting, close the Meeting and hold an Executive Session pursuant to and in accordance with Section 209.0051(c) of the Texas Property Code. The Board may, at any time during the Meeting, close the Meeting and hold an Executive Session for consultation with its attorneys concerning any of the matters to be considered with its attorneys concerning any of the matters to be considered during the meeting pursuant to Section 209.0051(c) of the Texas Property Code.

D. Residents to Speak:

Patrick Berridge - Barbara Lowry spoke on behalf of Patrick Berridge regarding his request to remove and install a new basketball sports court. He provided a proposal to update the court an estimate of about \$14,000.

Non-Residents to Speak: Fletcher Watson – Pool contractor attended to answer questions from the Board on the pool operation for 2015.

1. Marcy Kirk, Head Swim Coach at MacArthur, will be the Manager (4 of 7 days)
2. Noelle Fagan will be the Assistant Manager
3. Three guards will be on duty at all time – open noon until 8:00 PM
4. His company, Community Pool Management has been in business for 20 years and he has been associated with Barbara Lowry for 30 years.

Action as necessary on items discussed: The Board agreed to review the proposal for the Sports Court updates at a later date.

E. Ceremonial Items: No items this meeting

F. Approval of Minutes: The Board approved the minutes of the January 22, 2015 meeting with no changes or corrections.

G. Treasurer's Report: (Charles Gorham)

1. Presentation and deliberation and/or action involving monthly and year-to-date budget comparison reports, balance sheets and reserve fund report and other financial and investment reports month ending January 31, 2015.

- a. January Income: \$97,319 variance to budget -\$638
- b. January Expense: \$54,269 variance to budget -\$35,568
- c. Reserve Fund: \$20,959 variance to budget - \$0.00

2. Action, as necessary, on items discussed – None

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H. President's Report: No items this meeting

I. Manager's Report: (Barbary Lowry)

1. Drainage issue on Laurens Lane – pending
2. Wall repairs – 66 Granburg Circle completed - \$25,264.50; brick does not match but best they could find. A lime wash will be used to overcome color changes.
3. Wall repairs – 5 Chiswick - \$21,895.43 underway week of 2/24 – weather permitting
4. Wall repairs – 7 & 8 Chiswick - \$18,980.76 underway week of 2/24 – weather permitting
5. Rebuild new guardhouse – no activity
6. Paint signage bases/address markers – colors selected – pending weather
7. Brierty – owners contacted about transients

Action, as necessary, on items discussed in report - none

2. COMMITTEE REPORTS

A. Architectural Control: (Bob Boughton)

1. Presentation and deliberation involving Oakwell Farms architectural control
 - a. Advised Board all ACC items was in order
 - b. House being built on Bitterblue is scheduled for completion in December, numerous changes have been made to design, all approved
 - c. House being built on Westerleigh, no known issues

2. Action, as necessary, on items discussed in report

Board asked that the foundation of the house on Westerleigh be checked to ensure it is not too close to the street.

Board asked that the black garage door and front door at 7 Cottesmore be reviewed as the process was not followed or inspected as the color is not approved.

B. Restriction Enforcement: (Barbara Lowry)

1. Presentation and deliberation involving Oakwell Farms restriction enforcement.
 - a. No items this meeting

2. Action, as necessary, on items discussed in report - none

C. Controlled Access: (Barbara Lowry)

1. Presentation and deliberation involving Oakwell Farms controlled access
 - a. Resident has issues with non-residents using south gate to get into community, maids being dropped off at city bus

2. Action, as necessary, on items discussed in report - none

D. Grounds: (Barbara Lowry)

1. Presentation and deliberation involving Oakwell Farms common area maintenance and repairs
 - a. Plantings for spring planting are being purchased and being installed.

2. Action, as necessary, on items discussed in report – none

E. Social: (Barbara Lowry)

1. Presentation and deliberation involving Oakwell Farms social activities
 - a. July 4th event – snow cones, fritters, favors and fun, asking for volunteers

2. Action, as necessary, on items discussed in report - none

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- F. Tennis Committee (Tom Rogells)
1. Presentation and deliberation involving Oakwell Farms tennis court maintenance, repairs, replacements and/or improvements
 - a. Low spots on courts holding water, not playing surface
 2. Action, as necessary, on item discussed in report – Company that services the courts will be out when weather warms to determine what can be done.
- G. Streets Committee (Barbara Lowry)
1. Presentation and deliberation involving Oakwell Farms streets, parking lots and jogging trails maintenance, repairs, replacements and/or improvements
 - a. Jogging trails being completed – crack sealing along with asphalt repair to the trails is being reviewed.
 2. Action, as necessary, on items discussed in report – contractor to be contacted
- H. Swimming Pool (Barbara Lowry)
1. Presentation and deliberation involving Oakwell Farms swimming pool maintenance, repairs, replacements and/or improvements
 - a. Swim lessons will be given by Brigitta St. Armand WSI certified and resident of Oakwell Farms; she will help with WSI certify of the lifeguards.
 - b. Pool will open on March 1st for unsupervised swimming
 - c. Cameras are installed at pool and are operational
 - d. Power washing of pool deck, sidewalks and curbs in parking lot is completed.
 2. Action, as necessary, on items discussed in report - none
- I. Playground (Barbara Lowry)
1. Presentation and deliberation involving Oakwell Farms playground repairs, replacements and/or improvements.
 - a. Power washing and clean up of area underway in two weeks
 2. Action, as necessary, on items discussed in report - none
- J. Clubhouse (Barbara Lowry)
1. Presentation and deliberation involving Oakwell Farms club house repairs, replacements and/or improvements.
 - a. Power washing of sidewalk and building - completed
 - b. Professional cleaning of clubhouse – completed
- G. Individual Consideration Items:
1. Street numbers
Action, as necessary, on items discussed – Board approved with the following specifications; must be rectangular, black back ground and house numbers are 3" height with 1" space and 1 ½ from each side in white reflective bead paint, located on left or right of driveway where appropriate, in cul de sac must be fully visible on left hand side (variance can be requested).
 2. Action, as necessary, on items discussed in report - Barbara Lowry to speak with AJ and determine if Oakwell maintenance crew can paint these. A letter will be sent to each resident that this is available for a fee or the resident can do it as long as they follow the above specifications.
- H. Inquiries: No items this meeting

**THE REGULAR MEETING OF
THE BOARD OF DIRECTORS OF
OAKWELL FARMS HOMEOWNERS ASSOCIATION
February 26, 2015**

Adjournment of Open Session:

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Regular Meeting of February 25, 2015 is hereby recessed to hold an Executive Session and discuss matters listed below pursuant to Section 209.0051(c) of the Texas Property Code.

3. EXECUTIVE SESSION

- A. Deliberation and/or consultation with attorneys about legal issues; personnel matters. No items this meeting
- B. Deliberation and/or consultation with attorneys about legal issues. No items this meeting
- C. Deliberation and/or consultation with attorneys involving contract negotiations No items this meeting
- D. Deliberation and/or consultation with attorneys about legal issues involving aging accounts, enforcement action against property owners that are delinquent in their assessments or are non-compliant with Oakwell Farms restrictive covenants, bylaws, policies, regulations, and procedures.
 - 1. Six delinquent accounts have been referred to the attorney for collection, including up to and including foreclosure.
- E. Deliberations and/or consultation with attorneys about legal issues regarding matters involving parties who requested confidentiality and the Board of Directors agreed to honor that request. No items this meeting.
- F. Consultation with attorneys for Oakwell Farms Homeowners Association and its Board of Directors, and consideration of (i) matters in which the duty of the attorney to the Oakwell Farms Homeowners Association and its Board of Trustees under the Texas Disciplinary Rules of Professional Conduct and the State Bar of Texas clearly conflicts with the provisions of Section 209.0051(c) of the Texas Property Code; and/or (ii) any matters to be considered during the Open Session of the Meeting.
- G. Action as necessary on items discussed.

4. RETURN TO OPEN SESSION

The Regular Session of the Oakwell Farms Homeowners Association Board of Directors Meeting is hereby reconvened.

Adjournment: The Oakwell Farms Homeowners Association Board of Directors Meeting is hereby adjourned at 5:50 PM

President

Manager