

**Minutes of the Annual Meeting of
The General Membership of
Auburn Ridge Homeowners Association
October 14, 2009**

DRAFT

The Annual Meeting of the General Membership of the Auburn Ridge Homeowners Association, a Texas nonprofit corporation (the "Association") was held at the Monroe May Elementary School, 15707 Chase Hill Boulevard, San Antonio, Texas, pursuant to call by the President of the Association.

Directors Present: Nelson Harborth, Song Tan and Rene San Miguel

Also Present: Laurel Hinton from Association Management Services, Recording Secretary
Angela Navarro from Association Management Services, Administrative Assistant

Call to Order. President Nelson Harborth called the meeting to order at 7 p.m. Mr. Harborth introduced members of the Board, Laurel Hinton and Angela Navarro of Association Management Services.

Determination of Quorum. The Bylaws of the Association require there be 20% (or 26 lot owners) present in person or by proxy. L. Hinton reported that there were Fifty-One (51) property owners present in person and by proxy which constituted a quorum as required by the Bylaws of the Association. There was one (1) additional owner who arrived after the determination of quorum had been established bringing the amount of those owners present to fifty-two (52).

Proof of Notice. N. Harborth stated that the Notice of the Meeting was mailed to all members of record on October 1, 2009 as required by the Bylaws of the Association. Everyone present reported receiving notice of the meeting.

Approval of Minutes. Upon motion duly made and seconded, the Minutes of the Annual Meeting held on October 29, 2008 were unanimously approved as presented.

Election of One Director. One director will be elected to serve a three (3) -year term. R. San Miguel explained that Nelson Harborth's term was expiring. He indicated that Nelson had expressed an interest in serving on the board for another three (3) year term. He then asked if there were any nominations from the floor; Mary Richardson was nominated. R. San Miguel explained that Mary Richardson's name needed to be written in on the ballot should an owner wish to vote for her.

At that time, nominations were closed. Each candidate gave a brief dissertation on their qualifications and willingness to serve on the Board of Directors. The owners were then asked to complete the portion of the ballot for the election of one director.

For the Record: Chauncy Spencer requested to be heard. He wanted to specially commend the Board for their efforts in addressing the Apartment Complex issue. Had it not been for them, this may have not worked out as well as it did.

Board of Director Report. Nelson Harborth presented the following information:

- 2009 ytd Budget Comparison Report (9.30.09)– N. Harborth indicated that the HOA was on target with the 2009 Budget with the exception of gate repairs; this line item was slightly over what it should be due to a hit and run accident where the association had to pay the \$1K deductible for repairs.
- Website - The HOA now has a website -auburnridge.org
 - N. Harborth indicated the he was the liaison for providing information to the webmaster but that information could be sent to L. Hinton and she would make sure it was given to Nelson.
 - There are several links city related and community related to go to.
- Pedestrian Gate Lock – recently installed
- 96 Gallon Trash Cans – City to provide in about 2 weeks
 - Storage – First choice is inside the garage, but definitely out of sight as much as possible
 - 48 Gallon – option to use smaller container

- Emails- Future mailers and newsletters will be sent via email and regular mail to those who do not have emails. Encouraged those present to update the sheet that was being passed around to enter personal email information.
- Apartments – Nelson Harborth stated some of the following conditions are set in place-
 - Full Time Security guard on apartment site
 - Preservation of several trees along property line borders
 - 8 ft rock wall separating AR from Apartments
 - Shuttered windows alleviate apartment residents to view AR residents
 - 245 units will house 440 students
 - DCCRs set in place-to run with the land for any future developmental projects
 - Website- DCCRs will be posted on website for all owners and residents to view
 - Legal fees paid by AR are recoverable in their entirety

Committees: N. Harborth indicated there were signup sheets for the following committees should anyone be interested in volunteering:

- ACC
- Newsletter
- Community Projects Work Force

Newsletter –R. Doucette. Rick indicated that the newsletter is a great tool for communication; he also encouraged placement of ads should owners wish to post; Newsletter will be posted on the website.

ACC Committee- D. Drenner. D. Drenner stated that the Board had previously approved the amending of the Bylaws as follows:

- Item 4. Vacancies - The ACC will inform the Board of any recommendations for filling the vacancies.
- Item 5. Expiring Terms- The Committee may petition the Board for a member's removal from the Committee or against a re-appointment. The member whose removal has been recommended, shall be given an opportunity to be heard by the Board.
- Item 9. Powers & Duties-(Attached as Exhibit A)
 - The ACC will perform duties in accordance with Declaration VI; 6.4 and 6.10.
 - The applicant may appeal to the Board, in writing, the ACC decision. The Board will review the request form, review the applicant's written appeal, discuss with the ACC the Committee decision, and approve or disapprove the ruling; the applicant will be notified, in writing, of the Board's view.

Diana also stated that the ACC Improvement Request form had changed as follows:

- \$25.00 AMS administrative processing fee for all requests (one fee for submittals during a five day work week); implemented Jan 1, 2009 AMS Management Contract.
- Thirty (30) day time turn-around frame for approval

Bylaws Amendment Vote – R. San Miguel asked the Owners present to complete the portion of the ballot voting for the Bylaws amendment. He stated that an approval from a majority of those present was necessary in order to pass.

Ballot Counters – N. Harborth appointed Song. Tan and Jim Dryer to collect and tally the ballots.

Homeowners Forum- N. Harborth began the Open Forum with concerns expressed on behalf of Owners who were not present-

- Concern with vehicles parking on the street and in driveways and not utilizing garages
- Widening of UTSA and concern with traffic, demographics and noise. N. Harborth went on to say that the project is imminent. He indicated that, at the present time, there is no funding and that the commencement of UTSA widening would be 2011-2015.
- Stage I Water Restrictions – with the lifted watering sanctions by SAWS, HOA will once again pursue lawn maintenance as per the Governing Documents when doing inspections.

N. Harborth also wished to recognize Sherry Derdak and Barbara Shields for their work with the feral cat colony by

trapping and sterilizing the strays in order to contain proliferation.

Owners Forum -N. Harborth then opened the meeting to comments from the Floor:

- 96 Gallon Trash Cans- concerns over community property values declining with these being visible; concerns over where exactly to store them
- Camp Bullis – Dark Lighting environmental concerns
- High water pressure and what to do when this occurs
- Joyce Platz-concern with the feral cats becoming a nuisance on her property
- Emergency Exit- Concern that there is only one entrance and exit; asked Board to entertain alternative exit.
- Concern with SAPD not monitoring vehicles on UTSA; high number of accidents
- UTSA Future Development – Master Plan- concern with future development and increased traffic.
- UTSA Blvd – Regulate use in and out of community
- Concern with 25.00 administrative ACC Fee

Tally of Votes: Song Tan announced the following results:

- Election of One (1) Director- N. Harborth won with 44 votes; Mary Richardson had seven (7)
- Bylaws Amendment- This passed with forty nine (49) votes for and one (1) vote against

Adjournment. The meeting was adjourned at 8:30 p.m.

Organizational Meeting: to be held within ten (10) days.