

**Minutes of the Regular Meeting of
The Board of Directors of
Auburn Ridge Homeowners Association
June 7, 2010**

APPROVED

The Regular Meeting of the Board of Directors of the Auburn Ridge Homeowners Association, Inc., a Texas nonprofit corporation (the "Association") was held at the home of Nelson Harborth, 13915 Laurelbrook, San Antonio, Texas, pursuant to call by the President of the Association.

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

Others Present: Laurel Hinton - Association Management Services

Call to Order: The meeting was called to order by President, Nelson Harborth, at 7:05 p.m.

APPROVAL OF PREVIOUS MEETING MINUTES

March 1, 2010 Regular Board Meeting Minutes:

Motion: It was moved and seconded to conditionally approve the minutes with one change as follows: [page two] -Alternative Entrance – *"The Board feels that the current two-way separated entrance serves the community's needs at this time"*.

All agreed; motion carried.

FINANCIAL REVIEW

April 30, 2010 Month End Financial Report

The Board reviewed and accepted the financial report as presented. The Financial Report will be filed at AMS with the Association documents. The following requests and questions were posed:

- o Late Fees – Removal of various late fees (under \$5)
- o Financial Report- Seems very repetitious. Nelson will request AMS accounting provide more of a streamlined monthly financial summary report
- o Gate Maintenance Contract – Frequency of Service (i.e., monthly, quarterly, etc)
- o Lighting/Bulbs –
 - o Pedestrian Gate Lighting - Addition
 - o Entrance Lighting - Repair
- o Grounds Improvements – Over Budget
 - o Mulching of the Entrance - \$1946.00
 - o 2011 Budget - Will be added as a separate line item

2009 Compilation – Initial draft presented to the Board for review and acceptance. 2009 Tax Return will be provided by Armstrong Vaughan.

EXISTING/NEW BUSINESS

- o Sienna Court Drainage Easement – Pending Settlement
- o Lear Car to U – In process of being installed at the gate

- Street Slurry Proposal Approval–
Motion: It was moved and seconded to approve J.D. Ramming Pavement proposal for an amount of \$40,355. Request for an updated proposal identifying detailed scope of work. All agreed; motion carried.
- Leon Creek – Postponed until additional information is available.
- Rezoning Case – Z2010088 5802 UTSA Blvd –has been withdrawn and will not go in front of the City Council Thursday, June 3, 2010. This item has been postponed for now.
- UTSA Widening –
 - TXDOT Environmental Affairs Division – Biologists gained right of entry into the community to document any sensitive or protected environmental features, habitats, or species.
 - The UTSA Widening –This item has been postponed for discussion indefinitely
- Landscaping- The following requests are to be submitted to Rogers Gardens:
 - Mow the Nature Trail
 - Proposals To:
 - Fill in Entry Island (Near Keypad) – to plant with some low maintenance, fast growing, luscious foliage that will fill in the dense area(s) and that will grow all year round
 - Ground Cover – The area where grass has died, under the tree -to the right as you enter [before the gate]
 - Mulching Playground Area – Mulch to be delivered; owners will distribute
- Broken Branches – Arrange for the removal of broken tree limbs from the recent storm in the greenbelt areas on either side of the AR entrance along UTSA.
- Drainage Ditch Mowing- Follow up with the status of the work order that was placed in May
- Perimeter Fence Repair Proposals – Postponed until additional information becomes available:
 - Tornado Power Washing- Why are two coats of paint necessary
 - Shields Home Improvements– Obtain a more comparable proposal to Tornado Power Washing - identifying scope of work involved

Newsletter and Website –

- Website – Question as to how many “hits” the Auburn Ridge website receives. Nelson H. will follow up with this request.
- Newsletter Distribution –
 - July Edition – The July Edition of the Auburn Ridge Newsletter will be enclosed with the statements that are mailed to each owner.
 - Future Editions – In order to cut expenses, a memo will be sent to those residents who have emails requesting that if they wish to receive a hard copy of the newsletter rather than an emailed copy, they notify Nelson H. or Laurel H. at AMS.
 - Renters and Owners – Both should receive copies of the newsletter

Legal- Fining -T. Newton states that the Declaration for the Auburn Ridge HOA does not provide for fines. As per the DCCRs - Article XXXI-General Provisions, Section 31.1 Enforcement – This pertains to lawsuits only.

ADJOURNMENT

With no further business to discuss, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Song Tan, Secretary

Laurel Hinton, Recording Secretary