

**Minutes of the Reconvened Annual Meeting of
The General Membership of
Oakland Heights Homeowners Association
May 16, 2018**

The Annual Meeting of the General Membership of Oakland Heights Homeowners Association, a Texas nonprofit corporation (the “Association”) was held at the Locke Hill Elementary School Cafeteria, 5050 De Zavala Road, San Antonio, Texas, pursuant to call by the President of the Association.

Directors Present:

Frank Barba – President, Robert “Abe” Abraham, Ladystacie Rimes-Boyd, Scott Marcinkus, and Kim Wieland

Directors Absent:

None

Also Present:

Greg Heaton and Brittany Early of Diamond Association Management & Consulting, Benjamin Whitehead from Joaquin Castro’s US Representative 20th District office, and Esperanza xxx from District 8 City of San Antonio Council office.

Call to Order:

The meeting was officially called to order at 7:00 P.M. by the President who welcomed the residents and introduced the members of the Board of Directors. In accordance with state statutes and the Association’s Bylaws, at least one general membership meeting must be held once per year. This meeting was called to meet this requirement.

Quorum:

The Association’s Bylaws, Article 3, Section 3.6, require that member holding one-tenth 1/10th (10%) of the votes entitled to be cast shall constitute a quorum, be present in person or by proxy. There are currently 258 lots within the Oakland Heights community, and 26 Lot owners represent a quorum. There were 24 Lot owners present and 8 Lot owners represented by proxy. The quorum requirement was met and the meeting was properly constituted to conduct business.

Introductions and Opening Remarks:

Mr. Barba introduced himself as the Association’s Board President. He complimented the work of Board Member Scott Marcinkus regarding the new shade structures at the recreational area. He also asked for a round of applause for Board Member Ladystacie Rimes for her work with social events including but not limited to National Night Out.

Guest Speakers:

Mr. Benjamin Whitehead was present representing Joaquin Castro's US Representative 20th District Office. He stressed if anyone has any questions and/or concerns to call the office and they will be happy to research and provide information on their issues.

Ms. Esperanza xxxxxx was present representing Manny Pelaez District 8 City of San Antonio Council Office. She spoke to road construction status on nearby roadway repairs.

President's Report:

The President began by explaining several old issues are currently being addressed by the Board. Plans are already in the works to replace operating components of Gates 1 & 3 which include new battery backup systems. In addition, a new landscaper has been hired and has just started servicing the common areas of the community. Also, the Board is seeking a consultant to evaluate the roadways in the community and provide feedback on repairs and maintenance that is needed.

Updates:

Mr. Wieland addressed the members speaking of financial responsibilities with certain common area equipment and resources have reached their lifespan. Since Oakland Heights is a gated community, the streets are private and have to be maintained by the Association. He anticipates roadway repair work will cost the Association \$45,000 to \$50,000 as year. The Board has hired a consulting firm to evaluate the condition of the community's roadways for a clear understanding of future repair expenditures.

Mr. Barba reported that the Board entertained bids on another monument entrance sign for Oakland Heights. Estimates were in the range of \$30,000 which is more than the Association can afford and the Board is looking at alternative solutions or other options.

Mr. Abraham addressed members concerns with the gate replacements. The gates systems are old and have started to fail and replacement parts for these old systems were getting harder to obtain. This is causing longer outages with the gates. He mentioned that when the systems are replaced, that some of the older remotes will not work and will need to be replaced with newer remotes. Many members commented that all three gates need to be replaced. A lengthy discussion on gate issues ensued.

Mr. Marcinkus spoke on the need to raise assessments. He pointed out that with major street repairs, gate repairs and replacement, and costs in general of maintaining the common areas are attributing to the need for more income for the Association. He entertained a recommendation from the audience regarding a Special Assessment.

Special Assessment would not compensate the long term rise in general maintenance costs and the need to save more money for reserves.

Unfinished Business:

None

New Business:

National Night Out – Mrs. Rimes complemented the great ladies that help with the National Night Out community event. She spoke on the need of more volunteers to help organize more events to bring homeowners out. Please leave your name with a Board Members of with Diamond Management if you would like to volunteer. She also commented on the need for all residents to let her know if they have ideas for articles for the community newsletter.

Election of 5 Directors to a 1-year Term:

Mr. Barba asked for more volunteers for the Board of Directors as new blood is needed on the Board and opened the floor for nominations. There were several that raised their hands to be included either on the Board or the Architectural Control Committee (ACC). Linda Smith volunteered to be on the ACC. In addition, David Sanchez placed his name into nomination for the Board of Directors. Since there were six (6) candidates for the Board, Mr. Barba withdrew his name from nomination. With no other nominations, the floor was closed to nominations and the members voted on their ballots and collected.

Approval of Minutes:

Mr. Barba asked the Members that were present if they had a chance to review the minutes of the Annual Meeting of the General Membership of May 3, 2017 (included in the meeting handout). He then asked for a motion from the floor for approval, Motion carried.

Election Results: The following were elected to a 1-year term: John Wood, David Sanchez, Scott Marcinkus, Ladystacie Rimes, and Kim Wieland.

Adjournment:

With no additional business to conduct, the President asked to adjourn the meeting. The motion carried and the meeting was adjourned at 8:13 P.M.

XXXXXXXXXXXXXXXXXX, President

Greg Heaton, Recording Secretary