

Oakland Heights Owners Association, Inc.
Annual Meeting
May 13, 2008

Board Members Present:

Ralph Perrotta, Tony Alba, and Herb Gray

Board Members Absent:

Augie Prokop & Dennis Tucker

Management Representatives Present:

Rodney Herrera & Yvonne Steele of DAMC

Location:

Locke Hill Elementary, 5050 De Zavala Rd., San Antonio, Texas 78249

Call To Order:

The Meeting was called to order by Ralph Perrotta, President, at 7:05 pm.

- A. Verification of a Quorum – Yvonne with DAMC, verified a quorum was present with 25 property owners in attendance and 4 proxies, representing 29 property owners total.
- B. Introduction of the Board – Ralph introduced the Board Members and himself as the President of the Association.
- C. Introduction of DAMC – Ralph explained that a new management company was hired and that the Board has been happy with the services and cost savings of DAMC. Rodney Herrera was introduced as the Board liaison and explained that any with DAMC would be able to help the residents of Oakland Heights that DAMC does not use the one property manager per Association method that other management companies use. DAMC wants to ensure that when someone calls, their issue is resolved at that time, eliminating the call back.

Approval of Minutes:

The minutes were provided during sign in. The general membership read the 2007 Annual Meeting Minutes. A motion was made to approve as written, it was seconded, and all approved.

Officer & Committee Reports:

- A. President – Ralph Perrotta reported on the changes that have been made over the past year. The playground was discussed in terms that the Board did review the possibility of creating an additional playground area. The cost to provide the required items, including the safety factors exceeded what the Board felt was reasonable. The issue was put to a vote by the community, and 85% of the respondents stated they did not want the money spent. The issue was closed. Ralph discussed the newsletters being done by volunteers. The newsletters were hand delivered to the houses, saving the Association money for postage. Ralph expressed that if there are people who want to run for the Board, he hopes they take into consideration the time

constraints to make sure they have the time to participate. Ralph discussed the need to hire a new landscape company. Grtr Landscape was hired. At this point Ralph felt the new company was doing a decent job, but not addressing all of their concerns. It was suggested by a resident that the Association not use so much water and to not change out the flowers so often. Ralph also mentioned that a couple of trees were also installed, but one was stolen. Ralph discussed the past Christmas and how wreaths were also stolen. Ralph mentioned that we all need to stop giving gate codes to different people. Too many individuals have access to the community. This led to a discussion that some residents could not use their code to go to both sides of the community.

- B. Treasure Report – Tony Alba discussed the money in the bank accounts and how they are broken down between checking and money market, operating and reserves. Tony also explained how the C.D.'s are purchased to get the highest possible yield and that the Reserve Funds are for capital improvements to the streets or monuments. A comment was made that the Reserve funds be show on the information presented, and it was explained that the C.D.'s, represent the reserves.
- C. ACC – Frank Newland is the head of the ACC, which is the Architectural Control Committee. All upgrades made to the community must have ACC approval. All forms and correspondence must go through DAMC.

Old Business:

- A. Invoicing – It was explained that DAMC would be sending a statement to remind everyone that the 2nd half of the annual dues was coming up on July 1, 2008. Tony explained the late fees that were also attributed monthly based on the governing documents.
- B. Remotes – Ralph informed the membership that they okayed it for DAMC to keep remotes for sale at their office to make it more convenient for the residents. Remotes are currently \$35.00 each.
- C. Gate Codes – The issue was brought up that residents could not use their gate code to enter all areas of the community. Rodney explained that the gate systems have memory chips and that the capacity is not large enough. The Board can approve purchasing larger memory chips. Ralph took a show of hands to see if this is something the general membership wanted, and the consensus was that they would like to be able to enter all of the areas of the community and that the Association should upgrade the computer chips.
- D. Reminders – Ralph and Rodney reminded the general membership that if they have issues with anything that they should contact DAMC at 210-561-0606, or damctx@aol.com, e-mail is the preferred method of DAMC so they have documentation.

New Business:

Election of Board of Directors - Ralph asked for floor nominations. Three people were on the ballot and 5 Board members are needed. After discussion, Linda Hall of 13535 Chappel View and Diane Siple of 5210 Sagail were nominated and they both accepted the nomination. Floor nominations were closed. A motion was made to accept the 5 candidates by acclamation, it was seconded and all approved. The new Board is: Tony Alba, Augie Prokop, Ralph Perrotta, Linda Hall, & Diane Siple.

Open Discussion:

- A. Traffic Lights – A resident brought up the need to slow traffic down on Vance Jackson. Ralph explained how the Board has tried to get something done. They have met with traffic representatives with the City, but San Antonio is not going to put a light in this area. They have discussed with SAPD, and they will only go out for a short period of time, then not come around. It was agreed that DAMC would contact the City Councilperson Diane Cibrian to see if anything could be done, whether a street light or stop sign.

Adjournment:

There being no other matters to discuss, a motion was made, seconded, and all approved to adjourned the meeting at approximately 8:30 pm.

Respectfully Submitted and signed as approved by:

Rodney Herrera
Managing Agent
Oakland Heights