

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
November 3, 2010**

The annual meeting of the General Membership of the Woodview at Bulverde Creek Homeowners Association, a Texas nonprofit corporation (the "Association") was held at the Bulverde Creek Elementary School Cafeteria, 3839 Canyon Parkway, San Antonio, Texas 78249, pursuant to call by the President of the Association.

Directors Present: Tammy Windsor, Bob Bird, Blake Pearson, Lorri Tibbetts

Directors Absent: Todd Roper

Also Present: Greg Heaton of Association Management Services and Mike Malone of MLC Landscaping.

Call to Order: The meeting was officially called to order at 7:06 p.m., the President being in the chair and the Recording Secretary present.

Introduction and Opening Remarks: Ms. Windsor welcomed all the members to the official Annual Membership Meeting of Woodview at Bulverde Creek Homeowners Association. She introduced herself as the President of the Association and asked the other members of the Board of Directors to stand and introduce themselves. Ms. Windsor introduced Mr. Heaton representing the Management Company as the Association's Administrator and commented that Mr. Todd Roper the fifth Board Member could not be present for tonight's meeting.

Quorum: The Association's governing documents require that 10% of each class of Membership be present in person or by proxy. There are currently 229 lots within the Woodview at Bulverde Creek community, and 23 members represent a quorum. There were 32 lot owners present and 3 by proxy. The quorum requirement was met and the meeting was properly constituted to conduct business.

Guest Speakers: Ms. Windsor introduced the guest speaker for tonight's meeting; Mr. Mike Malone of MLC Landscaping. MLC Landscaping is the new grounds maintenance contractor that has been hired by the Board to service the common areas of the Association. Mr. Malone gave a brief overview of his company and spoke on the needs of lawns during the fall and winter months. He also spoke on several plant types that do well for this area and mentioned the need to apply winterize fertilizers as this is the most important fertilizer application of the year to insure healthy roots of sod and plants for next year.

A member that lives along the greenbelt of Alpine Aster asked why the area behind his fence has not been cut but once in six (6) months. Mr. Malone stated and was confirmed by Mr. Bird and Mr. Heaton that the contract just started and they would be addressing

this area in the next few weeks. Mr. Heaton commented that the scope of work for the contract requires this five (5) foot swath along the back fences along Alpine Aster of the greenbelts is to be done eight (8) times per year; basically the growing months between March and October.

Ms. Windsor commented that the Board replaced the previous grounds maintenance contractor in September as a result of work not being completed as noted by Member regarding the swath along the greenbelts.

With no more questions from the audience, Ms. Windsor thanked Mr. Malone for his contribution to the meeting and his question & answer presentation.

Proof of Notice: Mr. Heaton stated that notice of the Annual Meeting was mailed to the Owners of Record on October 18, 2010 and all Members present verified receipt of the notification.

Approval of Minutes: It was moved and seconded that the minutes of the Annual Meeting of the General Membership of November 12, 2009, be approved as submitted; motion carried.

Appointment of Meeting Tellers: Mr. Heaton asked for two volunteers to be the meeting tellers to collect and tabulate votes of members during the meeting. Ms. Tonya McAlexander and Mr. Chris Cook volunteered. Mr. Heaton asked the Members if there were any objections to the appointment of these volunteers as the Meeting Tellers and there were no objections. Ms. McAlexander and Mr. Cook were appointed as the Meeting Tellers.

Reports of Officers: Ms. Windsor presented the President's Report consisting of a brief review of the community's accomplishments this past year. Major accomplishments have been Board Resolutions adopting the Architectural Control Manual. Copies of this manual have been mailed to all Owners of Record and additional copies are located at the hand-out table and on the community's web site. Mr. Bird commented that the ACC Manual further defines rules and restrictions found in the community's governing documents. He also spoke of the process whereby exterior improvements need ACC approval prior to installation and construction. Mr. Heaton reported that all governing documents are located on the community's web site and can be downloaded.

Treasurers Report: Ms. Windsor asked the Association Administrator to present the financial report to the Members. Mr. Heaton explained that the handout for the meeting consists of both the 2010 approved budget and the most recent Balance Sheet from September month end and asked the Members for any questions about the financials. No questions were presented.

Election of Two Directors to 2-year Terms: With this meeting, the name of Lorri Tibbetts appeared on the ballot. Ms. Windsor opened the floor for additional nominations from the floor. After a lengthy discussion on the time that was required or

needed by Members of the Board to complete their tasks, Ms. Amy Crockett submitted her name into nomination. Each candidate was asked to stand and give a brief statement to the Members. With no more nominations, Mr. Bird made a motion to elect the nominees by acclamation and was seconded. Motion carried unanimously with Ms. Tibbetts and Ms. Crockett elected to two (2) year terms.

Unfinished Business: Mr. Heaton reported that there was no unfinished business.

A Member presented a copy of a notice that was placed on several homeowners' doors along Alpine Aster expressing concerns about walkways in the greenbelts. After careful review it was announced that this notice was not issued by the Board or the Association and the notion of walking trails in the greenbelts was not on the agenda or being considered by the Association as new business. After a lengthy discussion by several Members, Mr. Bird asked for a show of hands of Members that live on Alpine Aster adjacent to the greenbelts. A majority of the Members raised their hands. Mr. Bird asked a show of hands that would be in favor of walkways in the greenbelts and there were no show of hands presented.

Mr. Heaton commented to the unofficial notice saying the notice referred to the survey that was performed by Pape-Dawson Engineers and clarified this survey was initiated not for planning walking trails but for identifying the greenbelt property lines. There had been concerns expressed by homeowners and by the Board that the linear parks that are being planned by the City of San Antonio might pose trespassing concerns into the greenbelts of the Association. Possible solutions would be the construction of a fence and a survey of property lines was needed. Ms. Windsor said the issue of walking trails or walkways in the greenbelts should be considered closed.

The discussion of the green belts led to a lengthy discussion of concerns about new openings that have appeared to the caves in the greenbelts and creek bed. Concerned homeowners were asked to contact one or more of the Board Members and possibly set up a time to walk the areas of concerns so it can be determined if on Association property.

Committee Reports: Mr. Heaton presented the Community Volunteer Rosters showing the names of the volunteers for each community committee. He asked if there were any changes or corrections to email him and he would make the necessary changes to the rosters.

New Business:

Streetlights: As stated in last year's meeting, more concerns were expressed by several homeowners on Alpine Aster about how dark the street was between Liatris Lane and Blue Trinity. A Member mentioned that someone in the community has already begun the required procedures by addressing with CPS-Energy and is in the process of collecting signatures for the required petition.

Bulverde Road Improvements: There were questions and discussion regarding the expansion and widening of Bulverde Road.

Door Prizes: Tickets for the five (5) \$50 gift card door prizes were drawn. The winners were: Krystal Ball for the returned proxy, Richard Juhl, Patricia Nelson, Lorri Tibbetts, and Meg Bird.

Adjournment: With the meeting time exhausted, a motion was made and seconded to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 8:04 p.m.

Tammy Windsor, President

Greg Heaton, Recording Secretary