

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
November 8, 2007**

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: Bob Bird and Jeremy Settle

Directors Absent: Doug Davis and Susan Ashmore

Also Present: Greg Heaton of Association Management Services.

Call to Order: The meeting was officially called to order at 6:45 p.m., the President being in the chair and the Recording Secretary present.

Introduction and Opening Remarks: Mr. Heaton welcomed all the members to the official Annual Membership Meeting of Woodview at Bulverde Creek Homeowners Association. He introduced the current Board of Directors, Mr. Bird, President and Mr. Settle as Treasurer. Mr. Heaton explained that Ms. Ashmore had a recent medical procedure and was unable to attend.

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 26 lot owners present and 10 by proxy. The quorum requirement was met and the meeting was properly constituted to conduct business.

Proof of Notice: Notice was mailed to the Owners of record on October 24, 2007 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 2, 2006, be approved as submitted; motion carried.

Reports of Officers: Mr. Bird presented the Presidents Report that focused on Accomplishments this past year and our Goals & Objectives (3 year plan).

Accomplishments included Holiday Security by off-duty SAPD officer, Entryway & Monument Renovations, Entry Fence maintenance, and Alpine Aster Cul-de-sac fence & gate installation.

Mr. Bird presented Goals & Objectives for the next 3 years that the Board of Directors composed and approved this year. Goals such as thicket thinning of greenbelts, greenbelt walking trails, cul-de-sac landscaping, increasing community involvement in the HOA, and establish an area wide forum with other HOA's were mentioned.

Mr. Settle presented the Treasurer's Report and the proposed 2008 Budget and fielded questions from the Membership.

Mr. Bird and Mr. Settle reviewed the current status of the "Trojan Horse Dedication" to the membership and answered several questions from the Members. It was announced that the twenty-five (25) dollar credit on 2008 assessments opportunity would expire at the end of the meeting and if anyone elects to exercise this instrument there is a notary table set up for this purpose during the meeting.

Mr. Settle spoke on the need to have more volunteers in the community to form committees. Currently, there are no active committees due to lack of participation. Committees that are available are Landscape/Beautification, Welcome/Social, Communications, Safety, and Architectural Control.

Election of Three Directors to 2-year Terms: With this meeting, the names of Susan Ashmore, Rose Knight, Tammy Windsor, and Scott Spangler appeared on the ballot. The President opened the floor for additional nominations and there were none. The Members were asked to vote and two Members volunteered to collect and tabulate the votes. The volunteers reported that Ms. Ashmore, Ms. Knight, and Ms. Windsor had the most votes and were elected to the Board of Directors for 2-year terms.

OLD BUSINESS: All old business was discussed during the introductions and Officer's Reports.

NEW BUSINESS:

Door Prizes: The President asked the newly elected Directors to draw tickets that were placed by each Member present at the meeting. Mr. and Mrs. Ken Kowalewski and Mr. Srinivas Naini won the two \$250 gift cards.

Open Forum: The President opened the floor for any questions and concerns of the Members.

Adjournment: With the meeting time exhausted, the meeting was adjourned at 7:52 p.m.

Bob Bird, President

Greg Heaton, Recording Secretary