

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
November 12, 2009**

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, Todd Roper, Tonya Long-McAlexander

Directors Absent: Susan Ashmore

Also Present: Greg Heaton of Association Management Services, Officer Claudia Guerrero of the San Antonio Police Department, Mr. John Donnelly of the City of San Antonio Capital Improvement Management Services, and Amy Putney from Councilman John Clamps office.

Call to Order: The meeting was officially called to order at 7:10 p.m., the President being in the chair and the Recording Secretary present.

Guest Speakers: The meeting was started with presentations from the guest speakers.

Patrolman Claudia Guerrero is the North S.A.F.F.E. Unit officer and she spoke on community safety and the purpose of several programs sponsored by the San Antonio Police Department. Officer Guerrero encouraged homeowners to report any suspicious activity in the community and to keep doors locked. Keeping doors locked on your home and your vehicle is the number one deterrent against crime. Do not leave any valuables or items that may appear to be valuable in your vehicle which includes automatic garage door openers.

Additional information to assist the police included recording of serial numbers to assist in recovery efforts of stolen articles. Officer Guerrero provided several handouts about different programs including Cellular On Patrol (COP) training classes and encouraged homeowners to sign up for the classroom training as well as a ride-a-long with a patrolman. She also presented information on the new S.M.A.R.T. initiative whereby residents can obtain a police report online. Mr. Heaton announced that information on both of these SAPD programs is available on the community web site at www.woodviewhoa.org.

A question was presented from a member asking about neighborhood gangs. Office Guerrero reported that gangs have not been a factor in the immediate area around the Woodview community.

A member asked if cell phone usage in school zones is allowed. Officer Guerrero stated that cell phone usage is restricted only in posted school zones.

Office Guerrero spoke about the department's efforts to tackle the graffiti problems in the City which includes a task force that she has been assigned to assist.

Mr. John Donnelly, Capital Projects Officer for the City's Horizontal Projects Division spoke on the planned widening and expansion of the Bulverde Road corridor north of Loop 1604 to Evans Road. A map of the project was displayed and several questions were answered about the project.

Ms. Amy Putney, Chief Advisor, Constituent & Community Services on behalf of City Councilman John Clamp District 10 was introduced by Mr. Bird.

Introduction and Opening Remarks: Mr. Bird welcomed all the members to the official Annual Membership Meeting of Woodview at Bulverde Creek Homeowners Association. He introduced himself as the Vice President and the other members of the Board of Directors. Mr. Bird introduced Mr. Heaton representing the Management Company and the Association's Administrator.

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 21 lot owners present and 4 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 27, 2009 and all Members present verified receipt of the notification.

Approval of Minutes: It was moved by Mrs. Bob Bird and seconded by Mr. Scott Spangler that the minutes of the Annual Meeting of the General Membership of November 20, 2008, 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. Lisa White and Ms. Becky Lacon volunteered and were appointed the meeting tellers.

Adoption of Standing Rules: Mr. Heaton referred to the Standing Rules in the meeting notice and asked the membership to adhere to these rules for this meeting. He explained that the standing rules are sometimes necessary with larger groups to keep the meetings orderly and on tract with the meeting agenda.

Reports of Officers: Ms. Windsor presented the President's Report consisting of a brief review of the community's Goals & Objectives. Major goals that have been accomplished have been the cleaning (thicket thinning) of the creek bed areas. In

addition, work has begun on a marquee reader board at the monument area and this project should be completed before the end of the month.

Mr. Heaton announced that these revised goals will be placed on the community web site for members to review.

Mr. Bird discussed the need and purpose of establishing reserve funds for repairs and replacements of common area improvements such as monuments, fences, and retaining walls.

Treasurers Report: Mr. Roper 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 2009 approved budget and the recently approved 2010 budget and asked the Members for any questions about the budgets. No questions were presented.

Election of Three Directors to 2-year Terms: With this meeting, the names of Tonya Long-McAlexander, Blake Pearson, Eduardo Ramirez, Lorri Tibbetts, and Tammy Windsor appeared on the ballot. Each candidate was asked to stand and give a brief statement to the Members. Mr. Heaton opened the floor for additional nominations with no additional nominations. The Members were asked to vote and the meeting tellers were asked to collect and tabulate the votes.

Unfinished Business: Mr. Bird reported the current status of the “Trojan Horse” property dedication to the City for a city park. The efforts of the Association to dedicate the property failed due to lack of the required signatures by the homeowners. This past year, the City was approached by the Board of the dilemma and the City responded by issuing a suit of Friendly Condemnation of the property. This case awaits approval from the city council.

The Creek Bed Project was discussed with the Goals & Objectives during the President’s Report.

Committee Reports: Ms. Long-McAlexander reported the activities that have been completed which include the “Boo Game” and Halloween decoration contest. In addition there will be a community wide yard sale this Saturday, November 14, 2009 and the fourth holiday decorating contest in December.

New Business:

Walking Trails in Greenbelts: Concerns were expressed with the proposed walking trails in the greenbelt areas. Mr. Bird responded that no action would be taken without a thorough evaluation and possibly survey of the homeowners on Alpine Aster.

Streetlights: Concerns were expressed by several homeowners on Alpine Aster about how dark the street was between Liatris Lane and Blue Trinity. Mr. Heaton reported that additional street lighting would need to be acquired from CPS-Energy and a Safety

Committee needs to be active to spearhead that effort. Additional information about streetlights is located on the community website.

Speed bumps: Several questions about who and why the speed bumps/humps on Alpine Aster. Mr. Bird explained that the speed humps in the community was part of the original master plan that was planned by the developer and approved by the city. The developer, Pulte Homes, was required to have some sort of speed reducing measures installed on Alpine Aster and Canyon Parkway. The developer neglected to install these measures at the end of the development period but the city caught the error and approached and gave the Association the option of having the speed humps installed or not. After a survey of the effected street homeowners, it was determined that the majority of the responses were in favor of the installation.

Election Results: Mr. Heaton asked the meeting tellers for the results of the election. Ms. White reported that the three top vote getters were Ms. Windsor, Mr. Pearson, and Ms. Tibbetts. Based on the number of votes, Ms. Windsor and Mr. Pearson were elected to 2-year terms and Ms. Tibbetts to a 1-year term.

Door Prizes: Tickets for the twelve (12) \$50 gift card door prizes were drawn and winners announced.

Adjournment: With the meeting time exhausted, the meeting was adjourned at 8:40 p.m.

Tammy Windsor, President

Greg Heaton, Recording Secretary