

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
November 20, 2008**

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: Jeremy Settle, Bob Bird, Susan Ashmore, Tammy Windsor

Directors Absent: Todd Roper

Also Present: Greg Heaton of Association Management Services.

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.

Introduction and Opening Remarks: Mr. Settle welcomed all the members to the official Annual Membership Meeting of Woodview at Bulverde Creek Homeowners Association. He introduced himself as the President of the Board of Directors and asked his fellow directors to stand and introduce themselves to the membership. Mr. Settle 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 20 lot owners present and 13 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 November 5, 2008 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 8, 2007, be approved as submitted; motion carried.

Reports of Officers: Mr. Settle presented the President's Report that focused on accomplishments this past year, pets in the community, community involvement, and long term committees.

Accomplishments included monument renovations and improvements, security during the holidays, greenbelt landscaping improvements and the appointments to the required Architectural Control Committee (ACC). The appointments to this committee were

needed to make the committee separate from the Board. The board is the authority to which a homeowner may appeal a decision made by the ACC. In addition, this accomplishment gave birth to developing and submission for Board approval of the ACC Standards & Guidelines for most common improvements.

Challenges the Board has faced during the past year were the “Trojan Horse” dedication to the city for a city park, homeowner defiance in complying with our community’s restrictive covenants, and pets running free in the community.

The Association was unable to obtain the necessary homeowner signatures required to dedicate the parcel of land behind the city’s fire station, Station 48, to the city. Thus, the dedication has failed. A motion was made by Mr. David Jongewaard: “With regard to the 27+ acre tract of vacant land known as the “Trojan Horse Dedication” proximate to the NE corner of Bulverde Road and North Loop 1604 (owned by Woodview at Bulverde Creek Homeowners Association, Inc. but physically separated from the subdivision by 2+ miles): In view of the sheer administrative challenge of obtaining the quantity of notarized homeowners signatures required (2/3) to cede this detached property to the City of San Antonio for development of the plat as public park land, the Association in its annual meeting November 20, 2008 unanimously requests that the Board of Directors petition the San Antonio City Council to take possession of the said tract of land by governmental right of eminent domain.” Motion was seconded and approved unanimously.

Pets that are allowed to run free in the community are a major concern. Homeowners are asked to keep their pets restrained by a leash or enclosed in the backyard. Roaming cats are becoming a major nuisance to some homeowners.

Mr. Settle also addressed long-term plans which include the formation of a Bulverde Road Coalition with other communities to address concerns with city planners on public right of ways, improvements, and community developments. In addition, greenbelt development and improvements, establishing committees to research options of walking trails and brush thinning while maintaining homeowner privacy are also in the plan.

Ms. Windsor along with Mr. Heaton presented the Treasurer’s Report. Questions were fielded on the 2009 budget. Association reserves and surplus/losses were discussed along with investments strategies that have been put into place by the Board.

Election of Three Directors to 2-year Terms: With this meeting, the names of Bob Bird, Jeremy Settle, and Todd Roper appeared on the ballot. The President opened the floor for additional nominations and there was one write in from the submitted proxies, Mr. Alex Escamilla. The Members were asked to vote and two Members volunteered to collect and tabulate the votes. The volunteers reported that Mr. Bird, Mr. Settle, and Mr. Roper had the most votes and were elected to the Board of Directors for 2-year terms.

Unfinished Business: All unfinished business was discussed during the introductions and Officer’s Reports.

New Business:

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

C.O.P. Training: Mr. Bird urged members of the Association to participate in the City's C.O.P. training. Mr. Bird also stressed the importance of reporting crimes each and every time as the smallest of crimes needs to be reported. This drives the resources that are allocated to our areas by the police.

Volunteers: Ms. Ashmore discussed the degree of community apathy being experienced. Members sign up to volunteer during the annual meetings but never show up to the subsequent committee meetings. Community involvement is essential to the success of any neighborhood.

Being Good Neighbors: Mr. Settle urged the membership to look out for your neighbors by watching out for suspicious activity within Woodview. Ms. Windsor added if you see a problem, or you know your neighbor is on vacation or away, move their trash containers or help them by mowing their lawns. Be a good neighbor.

Covenant Violations: A question was presented by a member asking about the due process to address covenant violations. Mr. Bird addressed this question and explained what the Association can do or not do under the provisions of the Texas Residential Property Owners Protection Act, Chapter 209. Mr. Heaton added that the "due process procedure" the Association follows and a list of the types of violations being encountered within the community are posted on the community's website.

Door Prizes: Gift card door prizes were awarded. Each member present received a ticket with half being placed in a container. The President asked volunteers to draw tickets. The winners of the gift cards were, Mr. Chris Cook winner of \$100, Ms. Susan Ashmore winner of \$100, Ms. Meg Bird winner of \$50, Mr. Scott Spangler winner of \$50, Mr. Tom Tucker winner of \$50, and Ms. Christi Swade winner of \$50. The proxy gift card of \$50 went to Issac Torres.

Adjournment: With no further business, a motion was made and seconded to adjourn the meeting. The motion carried and the meeting was adjourned at 8:25 p.m.

Tammy Windsor, President

Greg Heaton, Recording Secretary