

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
December 15, 2011**

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, Blake Pearson, Todd Roper, Lorri Tibbetts and Amy Crockett

Also Present: Lisa Dory and Angela Rowland of Association Management Services

Introduction and Opening Remarks: Tammy 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 Ms. Dory representing the Management Company as the Association's Administrator.

Call to Order: The meeting was officially called to order at 7:03 p.m., the President being in the chair and the Recording Secretary present.

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 25 lot owners present and 12 by proxy. The quorum requirement was met and the meeting was properly constituted to conduct business.

Adoption of Standing Rules: Lisa Dory asked the members present if they had received the Standing Rules in their Annual Meeting Packet, which they confirmed that they had. Ms. Dory explained that there was a lot of business to discuss and that the Standing Rules are followed to keep the Meeting orderly. A motion was made, seconded and passed to adopt the Standing Rules.

Proof of Notice: Lisa Dory stated that notice of the Annual Meeting was mailed to the Owners of Record on November 30, and all Members present verified receipt of the notification.

Appointment of Tellers: Lisa Dory explained that if ballots are used during the election two volunteers would be used to count the ballots. Alice Inmann and Chris Cook were appointed to serve as Tellers.

Approval of Minutes: It was moved and seconded that the minutes of the Annual Meeting of the General Membership of November 3, 2010, be approved as submitted; motion carried.

President's Report: Tammy Windsor reported that the Board had accomplished a lot of projects in the last year, which included: The look of the monument was improved and the Reader Board was installed. Ms. Windsor explained that with the drought and the water restrictions the yards have suffered, and although the yards are being addressed with the homeowners although there is little that can be done until the drought is over or the water restrictions are lifted. Ms. Windsor reported that the ACC does a great job and asked if there were any requests that have had to be denied. Mr. Bird, ACC Chairperson, reported that Improvement Requests that have been denied are for metal storages and aluminum patio covers because they are not permitted per the Association's Declaration. Ms. Windsor explained to the homeowners that there are a lot of stray cats in the neighborhood and that the City will provide traps and pick up the strays when they are trapped. Ms. Windsor reminded the homeowners that trash cans and recycle bins are to not be left out per the Association's Declaration, and asked them to store them in their garages or back yards. Ms. Windsor informed the homeowners that it is against the law for vehicles to be blocking sidewalks and encouraged them to contact the San Antonio Police Department when they are blocked because when they are blocked people are forced to walk in the street which is not as safe. Lorri Tibbetts reminded the homeowners of the danger of parking on the streets instead of in their garage or driveway with two hit and runs occurring on Canyon Parkway. Bob Bird reported that he recently received an update from the City's Capital Projects Officer regarding the Bulverde Road Construction. The project is currently about six months behind schedule. However, the contractor has indicated that they should be able to make up that time once the infrastructure is finished and work on the actual road begins. The tentative completion date is February 2013. The homeowners expressed their frustration on solicitors and requested that a metal No Soliciting sign be installed by the Association's monument. Blake Pearson explained that he is hoping to get an idea of what those who are present would like in the Association through the survey that they were given during the meeting and asked that they turn it into him tonight.

Election of Three Directors to 2-year Terms: With this meeting, the names of Bob Bird and Blake Pearson appeared on the ballot. Ms. Windsor opened the floor for additional nominations from the floor. After a discussion on the time that was required or needed by Members of the Board to complete their tasks, Isaac Torres was nominated from the floor and he accepted the nomination. Each candidate was asked to stand and give a brief statement to the Members. With no more nominations, a motion to elect the nominees by acclamation and was seconded. Motion carried unanimously with Mr. Bird, Mr. Pearson and Mr. Torres elected to serve two (2) year terms.

Financial Review: Todd Roper asked the members if they had any questions on the 2010 Year End Compilation that was created by the Association's CPA, which was included in the Annual Meeting Packet. With no questions Mr. Roper asked the members to turn to the 2011 Year to Date and 2012 Proposed Budget. Mr. Roper reviewed the 2011 Year-To-Date actual numbers and answered questions as they were asked. Mr. Roper explained that the Board has not approved the 2012 Proposed Budget

as of yet and asked the members if they had any questions on it. With no questions the Financial Review was completed.

New Business

A homeowner asked about the Trojan Horse Parcel and the Board explained that 67% members needed to approve it and only 40% of the signatures were able to be obtained, by going door to door with a notary.

Bob Bird explained that a Reserve Study is a tool that is used to properly plan for the replacement and major repairs for the Association's assets which includes the Monument, Lighting, Walls, Wood and Wrought Iron Fencing, Reader Board and Mailboxes. Mr. Bird explained that the Study that is being prepared shows that by the year 2030 the amount of \$101,000.00 will be needed, which means that the amount of \$5000.00 annually needs to be set aside. Mr. Bird explained that funding for a Reserve Fund will need to be started next year.

The Board explained to the members that there are some yards that are not being maintained by the homeowners despite letters that are being sent to them. The Board explained to the members that some associations have a homeowner's yard mowed, after proper notification and asked for their thoughts on doing the same in the Association. There were seventeen people in favor of the Association doing force mows.

The members asked if seasonal plants could be planted at the monument. The Board responded that everything that has been planted, even plants that are not supposed to taste good to deer, have been eaten because of the drought.

The members asked if there would be a Community Garage Sale in 2012. Lorri Tibbetts reported that in the past the Community Garage Sale has been at the same time that Encino Park has theirs and she will check on when they have planned on having theirs.

Committee Sign-Ups: Lisa Dory informed the members that there are Committee Sign Up Sheets and encouraged them to get involved in their Community and sign up for a Committee.

Door Prizes: Tickets for the two (2) \$50 gift cards and the four (4) \$25.00 gift card door prizes were drawn.

Adjournment: A motion was made and seconded to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 8:12 p.m.

*These minutes will be approved at the Association's 2012 Annual Meeting.

Lisa Dory, Recording Secretary