

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
January 10, 2013**

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: Lorri Tibbetts and Amy Crockett

Directors Absent: Bob Bird, Blake Pearson and Isaac Torres

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

Introduction and Opening Remarks: Lisa Dory welcomed all the members to the official Annual Membership Meeting of Woodview at Bulverde Creek Homeowners Association. Ms. Dory informed the members that Bob Bird and Isaac Torres are not present due to battling the flu. The members are hopeful that they will feel better soon.

Call to Order: The meeting was officially called to order at 7:00 p.m., the Secretary being in the chair and the Recording Secretary present.

Quorum: The Association's governing documents require that 10% of the 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 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 December 21, 2012 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 Scott Spangler 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 December 15, 2011 be approved as submitted; motion carried.

President's Report: In the absence of Board President Bob Bird there was not a President's Report given.

Election of Two Directors to 2-year Terms: With this meeting, the names of Lorri Tibbetts and Orlando Guadalupe appeared on the ballot. Ms. Dory opened the floor for additional nominations from the floor. With no nominations from the floor the nominations were closed. A motion was made and seconded to elect the nominees by acclamation. Motion carried unanimously with Ms. Tibbetts and Mr. Guadalupe elected to serve two (2) year terms.

Financial Review: Lisa Dory asked the members to turn to the 2012 Year to Date and 2013 Approved Budget. Ms. Dory reviewed the 2012 Year-To-Date actual numbers and answered questions as they were asked. Ms. Dory explained that the Board has approved the 2013 Budget and asked the members if they had any questions on it. With no questions the Financial Review was completed.

New Business

Woodview Security. Concerns have been expressed regarding the impact that the new neighbors may have on our Woodview community. Harper Oaks will consist of 53 homes ranging from \$264,000 to \$378,000. Bulverde Oaks Apartments will have 328 units with monthly rent ranging from \$800 to \$1,556. The members expressed their concerns with the anticipated increase in traffic and vehicles parked on Canyon Parkway. The members asked the Board to request a light at Canyon Parkway/Bulverde Road and for No Parking signs to be installed on Canyon Parkway. The members asked that the current finish date on Bulverde Road be found out and placed on the Association's web-site.

The members discussed the Patrol that is conducted by off-duty SAPD Officers and questioned what service they provide if they are not issuing citations. The officers are not issuing citations but do offer a verbal warning and are basically another set of eyes for the Association. The members did express their approval of the officers walking instead of driving through the neighborhood. An informal vote was taken by a show of hands with all but three members being in favor of using the Patrol in the future, Fourth of July, Halloween and New Year's Eve. The members asked if they can have the phone number of the officer who will be patrolling so that they can contact him directly when he is in the neighborhood. Lisa Dory will inquire into the request.

Woodview Safety. The speed limit within Woodview is 30 mph unless conditions dictate that driving at a lower speed is prudent. With so many cars parked in the street, the width of the streets is reduced to the point where the smooth flow of traffic is impeded. The cars parked in the street also limit a driver's field of vision and subsequently reaction time needed to safely brake when a ball rolls into the street, a skateboarder coasts across the street, etc.

Canyon Parkway receives more than its fair share of traffic in that a large number of residents from the Summit travel down Canyon Parkway to and from Blue Trinity. Canyon Parkway is the entry/exit route of choice because of the traffic light at Canyon Parkway/Bulverde Road. Some Summit drivers tend to move down Canyon Parkway a bit too fast.

The members questioned if more speed humps would slow down the traffic, but the majority of the homeowners do not want additional ones.

The members did like the idea of placing posts to block the road to stop the traffic and asked that the Board make the request to the City.

Traffic Congestion at Canyon Parkway/Bulverde Road Intersection. The Summit consists of approximately 410 homes. Woodview has 229 homes. So currently, there are residents from 639 homes entering/exiting the two subdivisions via either Canyon

Parkway or Bulverde Parkway. As mentioned above, Canyon Parkway is the “route of choice” because of the traffic light.

When Harper Oaks (53 homes) and Bulverde Oaks Apartments (328 units) are built out, we could see a traffic increase of roughly 60%. The Board has already informed the city of our concern that such an increase in traffic volume won't be workable. It was suggested that the city take a serious look at installing another traffic light at the Bulverde Road/Bulverde Parkway intersection.

Ramps at the Corners. The members asked that the City be contacted to repaint the corner ramps, Blue Sky Holly/Alpine Aster, etc.

Door Prizes: Tickets for the six (6) \$50 gift cards door prizes were drawn. The names that were drawn were Stephen Bilby, John Grogan, Margaret Mitchum, Thomas Ferguson, Lori Tibbetts (she didn't accept the gift card), George Piazzi and Amy Crockett.

Adjournment: A motion was made and seconded to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 7:52 p.m.

*These minutes will be approved at the Association's 2013 Annual Meeting.

Lisa Dory, Recording Secretary