

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
November 20, 2014**

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, Lorri Tibbetts, Margaret Mitcham and Isaac Torres

Directors Absent: Orlando Guadalupe

Also Present: Lisa Dory of Association Management Services

Introduction and Opening Remarks: Bob Bird welcomed all the homeowners to the official Annual Membership Meeting of Woodview at Bulverde Creek Homeowners Association.

Call to Order: The meeting was officially called to order at 7:06 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 homeowners represent a quorum. There were 18 lot owners present and 3 by proxy. The quorum requirement was not met but the Meeting was conducted.

Adoption of Standing Rules: Lisa Dory asked the homeowners 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 for the Meeting.

Proof of Notice: Lisa Dory stated that notice of the Annual Meeting was mailed to the Owners of Record on November 4, 2014 and all homeowners 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. Two homeowners were appointed to serve as tellers.

Special Guest Speaker: Officer Gomez, SAFFE Officer for the Association, spoke to the homeowners about the things that the SAPD is seeing in the neighborhood. Officer Gomez said that overall the neighborhood is quiet but that Property Crime is still the most prevalent, with Vehicle Theft being next. Officer Gomez reminded the homeowners to not leave any items in their vehicles. The homeowners were told to be aware of CPS Scams and people posing as solicitors and to not let them inside their homes. Officer Gomez explained that doors need to be locked and alarms need to be set. The homeowners were warned to be careful at the malls and to place packages in the trunk. Bob Bird handed out a survey he did on the SAPD web-site, with police responses and the type of crimes breakdown from July 2012 to November 2014. Mr. Bird reported to Officer Gomez the fact that the streets in the Association are very narrow and that two vehicles cannot go down the middle of the street when vehicles are parked on the street. Mr. Bird questioned if the City would lower the speed limit to 20 MPH. Officer Gomez suggested that the homeowners contact 311 and ask for the Public Works Department and also their Councilperson to report the problem and request a lower speed limit. Mr. Gomez informed the homeowners that

he is assigned to their Association, along with 22 others, so if they have a police matter they need to call 911 or 207-SAPD, depending on the severity.

Approval of Minutes: It was moved and seconded that the minutes of the Annual Meeting of the General Membership of December 17, 2013 be approved as submitted; motion carried.

President's Report: Bob Bird thanked Officer Gomez for attending the Meeting. Mr. Bird informed the homeowners that to get a patrol for the neighborhood would be very expensive and not necessary now. Mr. Bird reported that he contacted 311 about the lack of a flashing turn onto Canyon Parkway and that it was put in shortly after he made the request. The homeowners reported that when they go down Bulverde to 1604 and turn left after the underpass the drivers do not stay in their lanes. The homeowners agreed that the problem is not with the light but with the drivers. Mr. Bird handed out information on feral hogs and informed the homeowners that there had been some seen in the creek bed so trapping will begin as quickly as the trapper can begin. Mr. Bird asked the homeowners to not feed deer since the hogs are attracted to the deer feed. Mr. Bird reported that there was a report of a mailbox being damaged and if the Post Office does not accept responsibility then the Association will have to go through the Association's insurance.

Financial Review: Bob Bird reviewed the Association's current Operating Funds as being Operating Fund \$35,429.48, Operating Money Market \$14,267.18 and the Operating CD \$21,905.68. Mr. Bird reviewed the Association's Reserve Funds as being Reserve Money Market \$10,038.51 and the Reserve CD \$10,489.22. Mr. Bird reported that the Association's total assets are \$94,501.50. Mr. Bird reviewed the 2013 year to date expenses, 2014 month to date expenses as of 09/30/14 and the 2015 approved budget, answering any questions as they were asked.

Election of Three Directors to 2-year Terms: For this meeting, Lorri Tibbetts appeared on the ballot. Ms. Dory opened the floor for additional nominations from the floor. Kyle Helvey volunteered to serve on the Board. With no additional nominations from the floor the nominations were closed. A motion was made, seconded and passed to accept the two nominees by acclamation. Motion carried unanimously with Ms. Tibbetts and Mr. Helvey elected to serve two (2) year terms.

New Business:

No New Business was submitted before the Meeting and none was brought up during the Meeting.

Door Prizes: Tickets for the two \$100.00, two \$75.00 and three \$50.00 gift cards door prizes were drawn. The names that were drawn were Jones, Piazzzi, Hodges, Helby, Knight, Cook and Noriega.

Adjournment: A motion was made and seconded to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 8:13 p.m.

*These minutes will be approved at the Association's 2015 Annual Meeting.

Lisa Dory, Recording Secretary