

**Minutes of the Annual Meeting of  
The General Membership of the  
Woodview at Bulverde Creek Homeowners Association  
November 12, 2015**

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, Kyle Helvey and Margaret Mitcham

**Directors Absent:** Lorri Tibbetts, Issac Torres

**Also Present:** Lisa Dory of FirstService Residential

**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 7:05 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 17 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, with the approval by those that were present.

**Proof of Notice:** Lisa Dory stated that notice of the Annual Meeting was mailed to the Owners of Record on November 3, 2015 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.

**Approval of Minutes:** It was moved and seconded that the minutes of the Annual Meeting of the General Membership of November 20, 2014 be approved as submitted; motion carried.

**President's Report:** Bob Bird reported that there are new businesses going in the Bulverede Oaks Shopping Center, which includes Gold's Gym, Lowes and restaurants. Mr. Bird that there will be an HEB on the other side of Bulverde Road, and a Walmart is set to open in 2016 on the other side of 1604. Mr. Bird encouraged the homeowners to sign up on the Association's web-site so they can receive e-blasts about events that pertain to the Association. Mr. Bob explained that the Association does not have a FaceBook account, per the advice of the Association's attorney.

**Financial Review:** Bob Bird reviewed the Association's current Operating Funds as being Operating Fund \$43,093.01, Operating Money Market \$14,301.45 and the Operating CD \$21,982.48. Mr. Bird reviewed the Association's Reserve Funds as being Reserve Money Market \$10,062.61 and the Reserve CD \$10,510.22. Mr. Bird reported that the Association's total assets are \$102,122.00. Mr. Bird reviewed the 2015 month to date expenses as of 09/30/15. The 2016 Budget will be approved at the next Board Meeting. Mr. Bird answered any questions as they were asked as he reviewed the financial state of the Association.

**Election of Two Directors to 2-year Terms:** There were no nominations received before the Meeting so there were no names on the ballot. Lisa Dory opened the floor for nominations from the floor. Margaret Mitcham volunteered to serve again. Chris Cook and Emily Whitman volunteered to serve on the Board. With no additional nominations from the floor the nominations were closed. The three nominees introduced

themselves. A motion was made, seconded and passed to accept the three nominees by acclamation. Motion carried unanimously with Ms. Mitcham, Chris Cook and Emily Whitman to serve two (2) year terms.

**New Business:**

**Grounds Maintenance** – The homeowners questioned what the landscape contract includes because the greenbelt area behind the homes Alpine Aster is not getting cut the one time per month in the summer. Bob Bird explained that the bride area, fence line on Canyon Parkway, cul-de-sacs and drainage easements are included in the contact. The new Board will look into the situation and seek a way to know when the landscape company is out in the Association to check that the work was done.

**Mailbox Areas** - Bob Bird asked the homeowners if they wanted the mailbox areas to be filled with crushed granite and they responded that the concrete is fine, along with the rock in the area of the one on Blue Trinity.

**Fence on Canyon Parkway** – Bob Bird explained to the homeowners that the Association has maintained the ten year old fence line by replacing broken boards and staining it to keep up the appearance of the Association's entrance. Mr. Bird asked the homeowners if they prefer a fabricated wrought iron fence with slats, a stone wall, Fenccrete or Hardiplank, or cedar instead of the pine. Mr. Bird informed the homeowners that the question is whether the Association should pay for replacing the fences or leave as is. The homeowners agreed that the homeowners with fences that back up to Canyon Parkway need to be identified, have a meeting with the ACC and then the Board be notified of the homeowner's thoughts.

**Play Area** – Kyle Helvey explained to the homeowners that the Association does not have a play area, the school is fenced off and locked up and that the speed limit is not low enough to allow street play to be safe. Mr. Helvey reported that a BBQ area with a playground or an open area would be what he has in mind. Mr. Bird reviewed the options: the Creek Area is in a 100 year flood plain/the City would have to approve/is an Aquifer Recharge which has a lot of restrictions and the school is planned to have a track but it will be locked up due to vandalism. Mr. Bird explained the map of the neighborhood and that the area is owned by Harper Oaks/City/Woodview but that Woodview doesn't have enough space to have a play area. The homeowners agreed that there is a need and were asked to sign up to join Mr. Helvey to investigate possibilities.

**Median Maintenance** – Bob Bird explained that the medians on Bulverde Road that are owned by the City but not maintained as often as needed to look nice. The homeowners expressed their desire to have the City take care of their property. The homeowners were encouraged to call 311 and contact their Councilperson to have the islands better maintained.

**Bike Lane** – The homeowners discussed the danger of the Bike Lane by Rosehart not having any signage to alert drivers. The homeowners were encouraged to call their City Councilperson and the SAFFE officer.

The homeowners thanked Bob Bird for serving on the Board.

**Door Prizes:** Tickets for the two \$100.00, two \$75.00 and three \$50.00 gift cards door prizes were drawn.

**Adjournment:** A motion was made and seconded to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 8:22 p.m.

\*These minutes will be approved at the Association's 2016 Annual Meeting.

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Lisa Dory, Recording Secretary