

**Minutes of the Annual Meeting of  
The General Membership of the  
Woodview at Bulverde Creek Homeowners Association  
January 5, 2017**

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:** Chris Cook, Lorri Tibbetts, Emily Whitman

**Directors Absent:** Kyle Helvey

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

**Introduction and Opening Remarks:** At the direction of the Board Lisa Dory 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 7:00 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 homeowners represent a quorum. There were 24 lot owners present and 4 by proxy. The quorum requirement were met.

**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 December 16, 2016 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 12, 2016 be approved as submitted; motion carried.

**President's Report:** In the absence of Kyle Helvey, Chris Cook explained that the Association owns a piece of property that Pulte deeded to the Association but that it is in a flood plain and not usable land. The homeowners questioned selling the property and Mr. Cook explained that the Association previously tried to donate the land to the City but despite the efforts there wasn't enough homeowners who signed in agreement of it.

**Financial Review:** Chris Cook reviewed the Association's current funds, including the Reserve Funds. Mr. Cook reviewed the 2016 month to date expenses as of 11/30/16, along with the 2017 approved Budget which does not include an increase in the annual assessment, so it will remain the same at \$180.00 per year.

**Two Directors to 2-year Terms:** There were two nominations received before the Meeting, Kevin Catron and George Jones. Lisa Dory opened the floor for nominations from the floor. Candice Selby volunteered to serve on the Board. With no additional nominations from the floor the nominations were closed. The three nominees introduced themselves. Ballots were completed, counted and with Kevin Catron and George

Jones, having the most votes, were elected. Candice Selby was asked to remain a nominee for the open Board position that will be appointed at the next Board Meeting, which she agreed to.

**New Business:**

**SAPD Crime Report** – The homeowners discussed the importance of being aware of their surroundings and were encouraged to go to the San Antonio Police Department's Website to see the Crime Report for the neighborhood.

**Speed Bumps** – The homeowners discussed the speeding in the neighborhood and questioned if speed humps would be put in by the City. The Board responded that the City declined the request to put speed humps in on Liatris Lane and Alpine Aster.

**Door Prizes:** For the first twenty-three people that signed in they received \$20.00 cash.

**Adjournment:** A motion was made and seconded to adjourn the meeting. Motion carried unanimously and the meeting was adjourned at 8:05 p.m.

\*These minutes will be approved at the Association's 2017 Annual Meeting.

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Lisa Dory, Recording Secretary