

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
January 28, 2009**

The regular meeting of the Board of Directors of Woodview at Bulverde Creek Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at 3714 Lenten Rose, San Antonio, Texas, pursuant to call by the President of the Association.

Directors Present: Tammy Windsor, D. Robert Bird, Todd Roper

Directors Absent: Jeremy Settle, Susan Ashmore

Also Present: Greg Heaton, "Association Administrator", of Association Management Services (AMS), Blake Pearson, Communications Committee Chairperson, and Tonya Long-Alexander, Welcome Committee Chairperson

Call to Order: The meeting was officially called to order at 6:56 p.m., the President being in the chair and the Recording Secretary present.

Quorum: The Association's governing documents require that a majority of the directors shall constitute a quorum for the transaction of business. There are currently five (5) Directors on the Board with three (3) Directors present. The quorum requirement was met and the meeting was properly constituted to conduct business.

Approval of Minutes: It was moved and seconded that the minutes of the October 15, 2008 Regular Board of Directors meeting and the minutes of the November 20, 2008 Organizational Board of Directors meeting be approved as presented. The motion carried unanimously.

Committee Reports: Mr. Pearson discussed goals of the Communications Committee which are to focus on a quarterly newsletter, a directory of members, and an email distribution list. Ms. Long-Alexander reported on progress and plans of the Welcome Committee. The Committee will be scheduling a meeting of the volunteers within weeks and they plan to put together welcome baskets containing coupons and information to new residents. Mr. Bird asked the Association Administrator to print an Escrow Report from the management company's accounting systems to get an idea of the number of new closings per year for budgeting purposes.

Financial Reports: The Board reviewed the financial reports.

- a. CDs: The Board voted unanimously to reinvest the maturing CD on March 29, 2009 (\$10,051.10) at the best interest possible for another six (6) months.

Litigation Reports: The Board reviewed the current accounts Aging Report and Litigation Report from the Association's Attorney.

Business Conducted Electronically since the last Board meeting: The Board reviewed and verified the record of electronically conducted business as reflected below:

- a. 10-31-08; The Board of Directors approves the funding to remove discarded shelving at the Alpine Aster cul-de-sac.
- b. 11-12-08; The Board of Directors approves request from homeowner on Cascade Cove to waive late charge fees of unpaid assessments.
- c. 12-04-08; The Board of Directors approves funding for the printing of flyer, postage, and prizes for the 2008 Holiday Decorating Contest.
- d. 12-17-08; The Board of Directors approves not to renew contract with TruGreen Landcare.

Unfinished Business:

- a. Bulverde Road Coalition of Communities; only one other community has expressed interest and no other activity has been noted.
- b. "Trojan Horse" parcel and COSA eminent domain options; no action by the city at this time.
- c. Blue Trinity Cluster Mailbox landscaping; no response from homeowner on the agreement letter. The Board instructed the Association Administrator to resume violation letters to remedy the situation.
- d. Illuminated Message Board; is still pending research. The Board asked the Association Administrator to forward samples to the Directors for review.

New Business: A motion was made by Mr. Bird to move the review of the landscaping bids to the end of the meeting in case other Board members might attend late.

- a. The Board reviewed the examples of No Trespassing & Warning signs for the greenbelts and the other parcels along Bulverde Creek. The Board instructed the Association Administrator to order six (6) signs with posts and hardware of example #4 for the parcel behind the Fire Station commonly known as the "Trojan Horse" property and six (6) signs with posts and hardware of example #6 for the greenbelts around the community.
- b. The Board agreed to proceed with the "Thicket Thinning Project" and asked the Association Administrator to request bids for this phase of the project. This phase of the project would address the areas from the four (4) cul-de-sacs to the property line of the Association's greenbelts to the flood plain of Bulverde Creek.
- c. Illegal Parking; The Board approved contacting our area's S.A.F.F.E. officer to request patrols and enforcement of parking laws and ordinances in the community. Mr. Bird would head up this effort with the North Side Police Station and S.A.F.F.E. officer.
- d. Lot Maintenance; Mr. Bird presented a draft of a board resolution addressing and defining lot maintenance expectations for homeowners. The Board discussed the resolution and made some changes and additions. Mr. Bird will make the modifications and will forward the final draft to the Board electronically for approval.

- e. 2009 Grounds Maintenance Bids; the Association Administrator presented a bid comparison of the bids from five (5) contractors to the Board. A motion was made to accept the bid proposal from Maldonado Nursery & Landscaping. The motion passed unanimously. The Board instructed the Association Administrator to execute the contracts as soon as possible and to acquire recommendations for improvements at the monument area.

Adjournment: There being no further business, the meeting was adjourned at 8:55 p.m.

Tammy Windsor, President

Greg Heaton, Recording Secretary