

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
February 6, 2008**

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: Jeremy Settle, D. Robert Bird, Susan Ashmore, Tammy Windsor

Directors Absent: Rose Knight

Also Present: Greg Heaton, "Association Administrator", of Association Management Services.

Call to Order: The meeting was officially called to order at 6:55 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 Directors on the Board with four 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 December 13, 2007 Board of Directors meeting be approved as presented. The motion carried unanimously.

Financial Reports: The Board reviewed the current financial reports. The moving of funds from our operating accounts to higher interest bearing accounts was discussed. The Board instructed the Association Administrator to obtain the most current interest rate information and send to the Board members for consideration.

Mr. Settle asked the Association Administrator to publish another Aging Report for the Board's review at the end of February.

Litigation Reports: The Board reviewed the current litigation reporting from the Association's Attorney.

Business Conducted Electronically since December 13, 2007 meeting:

1. 12-27-07; the Board President authorizes ordering another 1st Place winner sign for holiday contest to be used next year.

2. 01-10-08; a majority of the Board of Directors votes to have Tornado Power Cleaning Service remove paint from the entryway monument stemming from vandalism.
3. 01-22-08; a majority of the Board of Directors votes to approve the proposal from TruGreen to install additional irrigation lines and sprinklers to accommodate the planting of shrubs in front of the retaining wall below the entryway monument.
4. 01-23-08; a majority of the Board of Directors votes to approve funding and the filing of litigation regarding a delinquent account on Alpine Aster.

Old Business:

“Trojan Horse Property Dedication”: The Board discussed options to solicit the remaining homeowner signatures to dedicate the 27.7 acre parcel of land behind the fire station to the city for a city park. The Association Administrator reported that 49 signatures were needed to satisfy our governing documents requirement. The Board agreed to attempt another flyer to solicit these needed signatures and to save postage costs will target only members that have not signed. It was also decided to attempt another door-to-door this weekend, February 9th and 10th. The Board instructed the Association Administrator to send copies of the updated member listings of members that have signed.

Entryway Monument Issues: The Board discussed several options that have been put forth regarding measures to prevent the deer from destroying our new plants and color at the monument. The Board instructed the Association Administrator to check with the grounds maintenance vendor regarding some of the new bushes that have died and their replacements. In addition, at least one sprinkler head is out of alignment and needs to be corrected.

New Business:

Committees: Mr. Todd Roper has volunteered to be on the Architectural Control Committee (ACC) and introduced himself to the Board members prior to the meeting call to order. The Board of Directors approved to appoint Mr. Roper to the ACC headed by Chairperson Mr. Bird. Ms. Ashmore will begin contacting and organizing volunteers for the Social/Welcome Committee in hopes to get this committee active. Events to include but not limited to community garage sale was discussed.

City Code Violations: Mr. Settle had sent the Board Members alternative procedures to track and report code violations in the community prior to the meeting. With the main focus on garbage container violations it was noted that Woodview would be transitioned to the new automated city collection service within weeks. This issue will be tabled to address after these new services have gone into effect and possible storage issues these larger containers may pose.

Basketball Goals: The Association Administrator asked the Board to define violations regarding portable basketball goals and their maintenance. The Board agreed that the goals should be maintained with nets replaced if torn, hardware painted if they

become rusty, and removed if the backboard or supporting structures become broken and in need of repairs.

ACC Standards: The Board discussed options of further defining certain improvements that our covenants may be vague and/or silent. The Association Administrator was asked to send the Board Members some samples of ACC Standards for Board consideration and review.

Board Position Responsibilities: Mr. Settle asked the Association Administrator to send out copies of the Board of Directors officer position responsibilities to all members of the Board.

Adjournment: There being no further business, the meeting was adjourned at 8:35 p.m.

Jeremy Settle, President

Greg Heaton, Recording Secretary