

**Minutes of the Regular Board of Directors Meeting  
Of  
Woodview at Bulverde Creek Homeowners Association, Inc.  
May 10, 2010**

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, Lorrie Tibbetts

**Directors Absent:** Blake Pearson

**Also Present:** Greg Heaton, "Association Administrator", of Association Management Services (AMS).

**Call to Order:** The meeting was officially called to order at 6:05 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 four (4) 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 January 28, 2010 Regular Board of Directors Meeting be approved as presented. The motion carried unanimously.

**Financial Reports:** Mr. Heaton presented the financial reports of the Association consisting of the Bank Statement Summary, Balance Sheet, and the Budget Comparison. The Financial Reports will be kept with the Association's records.

The Board asked the Association Administrator to investigate and find out if the interest rate on reserve account #101004 is correct.

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

Case #05176-0005; Mr. Bird would like the Association Attorney to explain what legal documentation shows ownership change from the husband to the ex-wife.

Case #05176-0020; Mr. Bird made a motion to instruct the Association Attorney to drop this case (Trojan Horse property – friendly condemnation case). The motion was seconded and motion carried unanimously.

Case #05176-0025; The Board asked the Association Administrator to find out from the Association Attorney what options and consequences of each if the Board decided to drop the case or elected to pursue further. If the case were to be dropped, what

tasks or procedures would the Association have to perform if the covenant violations return? Report findings/answers back to the Board.

**Business Conducted Electronically since the last Board meeting and ratified today:**

The Board reviewed and ratified the record of electronically conducted business as reflected below:

- a. 02/04/10; The Board of Directors approves the temporary parking of a moving trailer by homeowner on Canyon Parkway.
- b. 03/09/10; The Board of Directors approves the renewal of a 6-month Certificate of Deposit in the amount of \$10,214.99 for the same term at the current rate.
- c. 03/16/10; Case #05176-0015 – the Board of Directors authorizes the Association Attorney to move forward and initiate probate proceedings through an application to determine heir ship and have the Court indentify the heirs of deceased homeowner.
- d. 03/16/10; Case #05176-0025 – The Board of Directors approves to file suit against homeowner on Canyon Parkway that is in violation of multiple covenants.
- e. 03/23/10; The Board of Directors approves waiving the \$30.00 late fee as requested by homeowner on Cascade Cove.
- f. 04/03/10; The Board of Directors approves the Board Resolution Regarding Prohibition of Digital Electronic Signs within Bulverde Road Preservation Corridor.

**Unfinished Business:**

- a. **Pape-Dawson Survey of Greenbelts:** Mr. Roper and Mr. Bird will call Pape-Dawson this week to review the survey results.
- b. **Fence Stain Colors:** The Board reviewed the selections that Mr. Pearson voted on with the color charts. Mr. Roper made a motion to adopt the colors selected by Mr. Pearson as the approved stain colors for community fencing. The motion was seconded and the motion carried unanimously. Ms. Tibbetts made a motion requiring the Architectural Control Committee (ACC) to review the approved stain colors on an annual basis to insure selections remain available by the manufacturers and update the list as necessary. The motion was seconded and the motion carried unanimously. Homeowners will now be required to use only the approved stain colors going forward and their existing colors will be grandfathered.
- c. **Landscape Improvements:** The Board discussed several aspects of the community grounds maintenance issues including a new proposal from Maldonado to renovate the entrance monument areas. Mr. Bird presented a new scope of work for grounds maintenance and made a motion to request bids based on these new requirements from MLC Landscaping, RioSA Lawncare, and Brookway Horticulture. The Board voted to table the monument renovation project until a landscape company is decided.

**New Business:**

- a. **Pet Nuisances:** The Board reviewed several emails from concerned residents regarding pet nuisances which include but not limited to pets allowed to run free

- without a leash, pets allowed to defecate on other homeowners' property, and pet odors from neighboring lots. The Board understands the concerns of the homeowners but acknowledges the Association does not have the means and in some instances authority to address. The Board agreed the Association will continue to promote awareness of these issues via the community's web site and community newsletters and flyers. In addition, if the offending pet owner's address is known, the Association would issue a courtesy letter to them asking the pet owner to be courteous to their neighbors and promote harmony in the community by not allowing their pets to become a nuisance to others.
- b. **Board Resolution – Lot Maintenance Standards:** The Board reviewed the draft of the Board Resolution regarding new standards for lot maintenance that was presented by Mr. Bird. The resolution also included changes to garbage container in view rules and acceptable screening methods. The Board agreed to three (3) changes in wording to the presented draft. The Board approved the resolution with the three changes and instructed the Association Administrator to record the approved Board Resolution at Bexar County Official Public Records and publish as a community mail-out to all homeowners. Enforcement to begin when the resolution is published.
  - c. **Marquee Standards:** The Board discussed the need to have smaller size letters and additional punctuation for the reader board. Mr. Roper volunteered to check availability and options and purchase. This will allow more flexibility on the messages that can be posted.
  - d. **Community Newsletters:** Ms. Tibbetts volunteered to create guidelines for the community newsletter. The Association Administrator reminded the Board that the next scheduled community wide mail out would be that of the next billing statements and if the newsletter could be kept to two pieces of paper (with four pages of print each side) the newsletter could be placed as an insert in the statements.
  - e. **Community Mail outs:** Since the billing statement inserts are limited to two (2) pieces of paper, an additional mail out will be necessary to publish the approved fence stain colors and approved resolution for lot maintenance.
  - f. **Fence Staining along Canyon Parkway:** The Board discussed the justifications of having the Association continue maintaining the fences along Canyon Parkway west of Liatris Lane to keep the aesthetics of the community entrance uniform and appealing. Mr. Bird made a motion to continue these efforts by the Association including re-staining after homeowner fence repairs/replacements are performed. The motion was seconded. Mr. Roper abstained from the vote. The motion carried.

**Adjournment:** It was moved and seconded to adjourn; the meeting was adjourned at 8:23 p.m.

---

Tammy Windsor, President

---

Greg Heaton, Recording Secretary