

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
June 6, 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 1600 N.E. Loop 410, Suite 202, San Antonio, Texas, pursuant to call by the President of the Association.

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

Directors Absent: Susan Ashmore

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

Call to Order: The meeting was officially called to order at 6:33 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, 2009, Draft #1, Regular Board of Directors meeting be approved as presented. The motion carried unanimously.

Financial Reports: The Association Administrator presented the financial reports of the Association consisting of the Bank Statement Summary, Balance Sheet, and the Budget Comparison.

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 and ratified today:

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

- a. 02/05/09; The Board of Directors approves the hiring of Bill Gregory CPA to prepare the annual tax return.
- b. 02/24/09; The Board of Directors approves payment plan submitted by homeowner on Blue Trinity.
- c. 02/26/09; The Board of Directors accepts and approves bid submitted by Border Construction in the amount of \$4,541.25 to execute Phase II of the "Thicket Thinning Project" of the greenbelts along the Bulverde Creek bed.

- d. 03/06/09; The Board of Directors approves proposed payment plan guidelines as suggested by the Association's attorney, Mr. Tom L. Newton of Allen, Stein & Durbin, P.C.
- e. 03/13/09; The Board of Directors approves to proceed with plans presented by the City of San Antonio to acquire the 27.74 acre "Trojan Horse" parcel by friendly condemnation.
- f. 04/29/09; The Board of directors accepts and approves bid from Border Construction in the amount of \$1,500 plus tax to re-mulch the greenbelts.

Mr. Bird made a motion to approve the attached payment plan guidelines as reviewed electronically on March 6, 2009. Mr. Roper seconded the motion. Motion carried.

Unfinished Business:

- a. Covenant violations consisting of failure to maintain fence, failure to maintain yard, and trash containers in view at 4055 Canyon Parkway was reviewed by the Board. The Board of Directors instructed the Association Administrator to send this covenant violation case to the Association's Attorney for resolution.
- b. The Board reviewed the submitted proposals from two contractors to construct a message/reader board at the monument area. Mr. Bird pointed out that the Board may want to consider tabling this item until a determination of additional fencing of the boundaries of parcels being sought by the City of San Antonio has been made. The Board instructed the Association Administrator to ask the contractors to re-price for a four by four foot sign, minimal masonry accents, and ask for a visual presentation of design.

New Business:

- a. The Board discussed issues with reports of open cave entrances and run-off holes that may or may not be on Association Property. Mr. Roper agreed to walk through the greenbelts to investigate cave openings and report findings to the Board.
- b. Mr. Settle expressed concerns with standing water at the dead street of Blue charm and the vegetation growth on the neighboring parcel of the quarry. Mr. Settle suggested the Association attempt to find a contact for this property and seek permission to service a five to ten foot swath behind lots along Blue Trinity and the quarry.
- c. The Association Administrator reported that he had not yet received a proposal to add servicing of the recently cleared greenbelts to the grounds maintenance contract. Once this proposal is received, it will be distributed to the Board Members for consideration.
- d. Mr. Bird asked the Board to consider acquiring security patrols for the Independence Day holiday. The Board approved hiring a security guard to patrol the community from 8:00 P.M. to 1:00 A.M.
- e. The Association Administrator reviewed the current collections policy. The Board agreed to make no changes at this time.

- f. Mr. Roper commented on the parking of boats and trailers in the community. Mr. Bird reminded the Board that the Association does not have the authority to regulate parking on public streets owned by the City of San Antonio. The Association Administrator also pointed out that the covenants do restrict the parking of commercial vehicles on the lots but not the streets. The Board agreed not to pursue enforcement of commercial vehicles in the community but reserves the right to do so in the future.

Adjournment: There being no further business, Ms. Windsor made a motion to adjourn the meeting and was seconded by Mr. Bird. Motion carried and the meeting was adjourned at 8:19 p.m.

Tammy Windsor, President

Greg Heaton, Recording Secretary