

**Minutes of the Regular Board of Directors Meeting  
Of  
Woodview at Bulverde Creek Homeowners Association, Inc.  
June 6, 2007**

The regular meeting of the Board of Directors of Woodview at Bulverde Creek Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at 4034 Canyon Parkway, San Antonio, Texas, pursuant to call by the President of the Association.

**Directors Present:** Susan Ashmore, D. Robert Bird, Doug Davis, Jeremy Settle

**Directors Absent:** Daron Hartvigsen

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

**Call to Order:** The meeting was officially called to order at 7:10 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 August 16, 2006 and November 18, 2006 Board of Directors meeting be approved as presented. The motion carried unanimously.

**Financial Reports:** The Association Administrator presented the current financial reports to the Board. The Board reviewed the Balance Sheet, Budget Comparison YTD, Aging Report of delinquent accounts, and Litigation Reports.

The Board asked the Association Administrator to recode four transactions and move them to the correct general ledger account that was budgeted for these expenses.

**Business Conducted Electronically since August 2006 meeting:**

- 08-27-2006; BOD reviewed and denied request by Homeowner on Alpine Aster to waive late fee on past due assessment.
- 09-05-2006; BOD reviewed and denied request by Homeowner on Liatris Lane to waive late fee on past due assessment.
- 09-19-2006; Statement of Value on property insurance policy increased to \$15,000 for improvements to entrance monument and flagpole.
- 09-26-2006; BOD awarded contract for minor repairs & staining of entry perimeter fencing to Tornado Power Cleaning.

- 10-10-2006; BOD awarded contract for electrical service installation to entry monument and illumination of flagpole to Alamo Electric.
- 10-25-2006; BOD voted to issue demand letter to Homeowner on Blue Trinity to give him 30 days to paint patio and complete the project that was approved by the BOD on 08-16-2006.
- 10-30-2006; BOD approved having off-duty police officers to patrol and provide additional security during Halloween night.
- 11-28-2006; BOD reviewed ACC request by Homeowner regarding the brick planters along sidewalk of property on Canyon Parkway. Request denied and BOD votes to have Homeowner remove installed planters.
- 12-18-2006; BOD approves using Border Construction as contractor to install retaining wall around monument and conduct initial phase of "Thicket Thinning Project".
- 12-18-2006; BOD inspects community and votes on Holiday Lighting Decoration Contest. Awards given to: Elizabeth Hernandez @ 3719 Lenten Rose – 1<sup>st</sup> Place, Laura Soria @ 20318 Blue Trinity – 2<sup>nd</sup> Place, and Chad Anson @ 4055 Canyon Parkway – 3<sup>rd</sup> Place.
- 12-21-2006; BOD approves using Border Construction to install wrought iron fencing around newly constructed retaining wall and at the end of Alpine Aster cul-de-sac.
- 01-09-2007; BOD reviews and approves website designed by Greg Heaton as the official website for Woodview at Bulverde Creek HOA.
- 03-09-2007; BOD reviews and votes to proceed with litigation and the filing in district court Woodview HOA vs. Homeowner on Cascade Cove to collect unpaid homeowners assessments.

**New Business:**

**Speed Humps:** The Association Administrator reported the current status of installation of speed humps and signs originally developed by Pulte Homes and the City of San Antonio. Pulte Homes has asked the City to waive the installation. The City will grant this waiver if the Homeowners Association agrees. The Board felt that, since the installation of speed humps has been a major issue in other associations, a mail-out survey should be used to gather input from homeowners on the affected streets. A motion was made and seconded to conduct the mail-out survey. Motion carried unanimously.

**Water Meter Installation at Monument:** The Board reviewed the current status and projected costs associated with the installation of a SAWS water meter for the purpose of feeding a landscape irrigation system at the monument area. The Board asked the Association Administrator to clarify some of the installer's recommendations and to finalize the bid for this project.

**Landscaping Scope of Work:** The Board asked the Association Administrator to add areas below the newly constructed retaining wall around the monument to the current landscaping service. In addition, the Board instructed the Association Administrator to issue request for proposals to other landscape vendors for comparisons.

**Irrigation & Monument Landscaping Project:** The Board discussed timelines and scope of work. The Board decided to table discussions until the water meter project is completed.

**Letter to Association by Homeowner:** The Board reviewed a letter from a Homeowner regarding the unapproved treatment of their cedar fencing. The Board discussed several options including litigation. The Association Administrator recommended that the members of the Board visually inspect approved and denied fence improvements before any further considerations and/or actions are taken.

**Old Business:**

**Dedication of “Trojan Horse” property to City:** To date, the Association has received 45 notarized signatures of the 153 needed to dedicate the 27 acres to the City of San Antonio for a city park. The Board discussed other avenues to obtain the needed signatures. Door to door solicitation was discussed but with the lack of volunteers for committees this option lacks the necessary manpower and support by the community. Ms. Ashmore volunteered to head an effort to plan an event for the National Night Out in August.

**Short & Long Term Goals:** The Board elected to table this discussion until the next regular meeting of the Board.

**Adjournment:** There being no further business, the meeting was adjourned at 9:10 PM.

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D. Robert Bird, President

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Greg Heaton, Recording Secretary