

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
July 1, 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 20411 Blue Trinity, 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 6:41 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 February 6, 2008 Board of Directors meeting be approved as presented. The motion carried unanimously.

Financial Reports: The Board reviewed the financial reports presented by the Association Administrator. The Board asked the Association Administrator to research the \$225.00 liability regarding Federal Taxes.

Litigation Reports: The Board reviewed the current litigation reporting from the Association's Attorney. The Board discussed foreclosure steps and how the Association's Attorney will proceed with these cases going forward.

Business Conducted Electronically since the last Board meeting:

- a. 02-27-08; The Board of Directors votes to deny request from homeowner on Blue Sky Holly to waive late fee.
- b. 02-28-08; The Board of Directors votes to deny request from homeowner on Lenten Rose to waive late fee.
- c. 03-04-08; The Board of Directors unanimously approves motion submitted by Mr. Bird to change late fee policy from 30 days past due to 60 days past due and to make these changes retroactive to January 1, 2008.

- d. 03-05-08; The Board of Directors approves the Architectural Control Committee to create new ACC Standards regarding the new city garbage containers providing alternative locations and screening methods.
- e. 04-29-08; The Board of Directors approves funding for signs to promote the community wide garage sale.
- f. 05-15-08; The Board of Directors approves hiring Julian Ball, tax consultant, to appeal appraisals on common property which were increased by Bexar County Appraisal District.
- g. 05-30-08; The Board of Directors approves fund for printing and mailing to all homeowners of record an advisory flyer regarding arson and car vandalism.
- h. 06-10-08; The Board of Directors approves funding for printing of signs to be placed in the community to advise homeowners of the fireworks ban and burn ban.

Old Business:

“Trojan Horse Property Dedication”: The Board discussed possible options to lease the common property to the City as opposed to dedication. This would need to be looked into by the Association’s Attorney. The Board decided to table this dedication indefinitely unless City Parks and Recreation extends their offer to the Association to obtain the necessary signatures from the homeowners.

Entryway Monument Issues: The Board agreed not to perform any other improvements at the monument area until the summer drought conditions subside. The Board authorized the Association Administrator to instruct the landscaper to cut and/or remove all the dead foliage.

The Board discussed the possibility of installing a lighted marquee at the monument area to enhance communications to the Members of the Association. The President and the Association Administrator will research options.

New Business:

Resignation: Ms. Rose Knight submitted her resignation from the Board of Directors prior to the meeting. The Board accepted Ms. Knight’s resignation but opted to keep Ms. Knight as a member of the Architectural Control Committee. The Board discussed possible options for Ms. Knight’s replacement on the Board. A motion was made to appoint Mr. Todd Roper to fill the vacancy if Mr. Roper is interested. Motion carried unanimously. Ms. Windsor volunteered to approach Mr. Roper with the Board’s offer.

Security Patrols: A motion was made by Ms. Ashmore to acquire security patrols for the Independence Day Holiday weekend to include 4th of the July and Saturday evening. Motion carried unanimously.

Confidentiality of our Homeowners: The President stressed the need for all Board Members the importance of confidentiality of the homeowners and the need to avoid

speculation and comments other than fact. Mr. Settle wants to establish firm guidelines for current and future Board Members.

Bulverde Road: Ms. Ashmore had requested this topic be discussed with emphasis on creating a "Collection of Associations" along the Bulverde Road corridor. The President will compose a letter to be sent to the Presidents of Associations along Bulverde Road addressing concerns and needs of the communities as one. Mr. Heaton will approach other Association Administrators of these communities to field their views of forming an alliance of communities.

Website: The Association Administrator briefed the Board on changes that may need to be made on the Association's website. It may be possible that during the implementation of these changes, the website will be disabled for a short period of time but not more than one week.

ACC Guidelines: Mr. Bird presented the Board with a draft of Woodview at Bulverde Creek Homeowners Association Architectural Control Manual. The Board will review this draft and consider any changes that may be necessary.

Covenant Violation: The Association Administrator had presented the Board, prior to the meeting, a failure to maintain yard covenant violation that has completed all the due process steps and now goes before the Board for any further actions. The Board authorized the President to approach the homeowner to seek remedies of the violation that need to be cured.

Adjournment: There being no further business, the meeting was adjourned at 8:30 p.m.

Jeremy Settle, President

Greg Heaton, Recording Secretary