

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
August 2, 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 3951 Canyon Parkway, San Antonio, Texas, pursuant to call by the President of the Association.

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

Directors Absent: Doug Davis

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

Call to Order: The meeting was officially called to order at 7:05 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 four Directors on the Board with three 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 June 6, 2007, Draft #2 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.

Appointment of Director Position vacated by Daron Hartvigsen: The Association Administrator reported that Mr. Hartvigsen gave his resignation from the Board of Directors effective July 1, 2007. Again, due to lack of volunteers on record, the Board elected not to fill the vacant position at this time. This position will be filled at our next Annual Meeting in November by the Membership.

Business Conducted Electronically since June 2007 meeting:

- 06-07-07; The Board of Directors instructs the Association Administrator to conduct a mail-out survey of effected homeowners regarding the speed hump question.
- 06-27-07; After review of survey results, the Board of Directors votes (3 in favor, 1 against) to notify Pulte Homes of our homeowners' desire to

install the speed humps as originally platted in the master plan of our community.

- 07-01-07; The Board of Directors receives the resignation of Daron Hartvigsen from the Board of Directors.
- 07-05-07; The Board of Directors agrees to have the HOA landscape vendor service the lot on Blue Trinity that is in violation and has failed to maintain their yard.
- 07-06-07; The Board of Directors votes (unanimously) to proceed with the water meter installation project based on estimates provided by RioSA Lawncare; \$2,931 SAWS impact fees & \$2,500 Plumbing Contractors for water main tap and meter installation.

Old Business:

Short & Long term Goals: The President presented a report listing actions the current Board of Directors have accomplished and new goals that are being considered. The Members of the Board reviewed the list and added several objectives to the list. The President will revise the report with the new objectives and keep as a guideline for the community and future board members.

Volunteers and Committees: The Association Administrator presented an updated community volunteer listing to the Board for review. Only one new volunteer has been added since our last Annual Membership Meeting held in November 2006. There has been no activity in the formation of committees by the volunteers. Without community involvement and active committees, special functions such as community social events (National Night Out, holiday contests, picnics, garage sales, etc.) and grounds improvements (renovation projects at monument, greenbelt walking trails, annual color selections, thicket thinning project, etc.) will suffer and not be realized.

“Trojan Horse”: Ms. Ashmore presented a draft of a flyer to the Members of the Board in an effort to stimulate community participation on the dedication of the 27.7 acre parcel of land owned by the Association to the City of San Antonio. Ms. Ashmore made a motion to have a \$25.00 one time credit towards 2008 homeowner assessments for time and notary expenses if the homeowner returns a signed and notarized conveyance document. The motion was seconded and the motion carried unanimously. The Board agreed to proceed with printing and mailing of this new incentive flyer to all homeowners of record.

New Business:

Architectural Control Committee: Due to lack of volunteers, the Board of Directors has taken the responsibility of reviewing homeowner submitted improvement requests. The Board reviewed and voted on all outstanding requests.

Grounds Maintenance Bids: The Association Administrator presented a comparison report of all the vendors that submitted bids for grounds maintenance. The members of the board tabled the review and instructed the Association Administrator to go back to the vendors and update the schedule of frequencies to weekly in light of soon having an irrigation system in place and a higher frequency will be needed.

Monument & Entryway Renovations: The Association Administrator reported that the contractor is still waiting for final approval from SAWS to begin construction and installation of water meter and water main tap. There is no timeline for this SAWS announcement. The Board instructed the Association Administrator to relay their desire to the grounds maintenance vendors to submit bids for irrigation and landscape renovation designs. The Board would like to award all three contracts to the same vendor but could be awarded separately from the grounds maintenance contract.

Grounds Renovations Budget: The Board reviewed the Association's current reserve funds to determine the budget for grounds renovations. A motion was made and seconded to allocate \$25,000 for irrigation and landscaping renovations. The motion carried unanimously.

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

D. Robert Bird, President

Greg Heaton, Recording Secretary