

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
Monday August 8, 2005**

The regular meeting of the Board of Directors of Woodview at Bulverde Creek Homeowners Association, a Texas nonprofit corporation (the "Association"), was held at the offices of Association Management Services, 1600 N.E. Loop 410, Suite 202, San Antonio, Texas, pursuant to call as directed by the Association's Bylaws.

Directors Present: Bob Bird, Doug Davis, and Susan Ashmore.

Directors Absent: Jeremy Settle.

Also Present: Greg Heaton ("Association Manager") from Association Management Services.

Call to Order: The meeting was called to order at 5:45 p.m., Mr. Bird being in the Chair and Mr. Heaton as Recording Secretary present.

Approval of Minutes: With this meeting being the initial meeting of the newly appointed Homeowner Board Of Directors, there were no previous regular meeting minutes to approve.

The Association Manager handed out copies of the Association's governing documents to the new appointed board members which included the Association's recorded Articles of Incorporation, Secretary of State Certificate of Incorporation, recorded Bylaws, and recorded Declaration of Covenants, Conditions and Restrictions for Woodview at Bulverde Creek.

Financial Report: The July 31, 2005 financials were reviewed. The Association Manager explained the contents of the reports to the new members of the board. In addition, the Association Manager will setup the new board members on the system to receive the monthly financials via electronic mail.

The Aging Report summary was reviewed.

Election of Officers: The Association Manager explained the Bylaws regarding the appointment of officers with the resignations of the Subdivision's Declarant (Pulte Homes). Discussed the open positions and motion was made to elect Mr. Bird as President, Ms. Ashmore as Vice President, Mr. Settle as Treasurer, and Mr. Davis as Assistant Secretary. The motion carried by unanimous vote present.

New Business:

- Discussed the need to draft a letter to notify the Homeowners/Members of the Association the transition from Builder/Developer controlled Board to Homeowner control. In addition, a survey was discussed to obtain Homeowner opinions and concerns. Mr. Bird presented a draft to the Board for review.
- The Association Manager presented bids by two grounds maintenance vendors. Grounds maintenance had previously been conducted and paid by Pulte Homes. Motion by Ms. Ashmore, seconded by Mr. Davis and unanimously approved by the Board the contract submitted by RioSA Lawncare and instructed the Association Manager to engage their services as soon as possible.
- The Association Manager presented two examples of Homeowners' submissions of Architectural Improvement Forms and explained the process to the new Board Members. A motion was made by Mr. Bird to create an Architectural Control Committee (ACC) with Mr. Settle as Chairman. Ms. Ashmore seconded the motion and motion was carried by unanimous vote of members present. The Board appointed all members of the Board as temporary committee members until volunteers are recruited from the Association.
- Mr. Bird and Mr. Heaton presented information regarding the greenbelts owned by the Association. The Board discussed options and restrictions of these areas and possible taxation on this land. The Board asked the Association Manager to gather additional information to be discussed at the next regular meeting.

Adjournment: There being no further business, the meeting was adjourned at 7:30 p.m.

Bob Bird, President

Greg Heaton, Recording Secretary