

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
August 16, 2006**

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, Jeremy Settle

Directors Absent: Daron Hartvigsen and Doug Davis

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

Call to Order: The meeting was officially called to order at 7:15 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 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 December 12, 2005, Board of Directors meeting be approved as written. 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 the Attorney Status Report.

The Board asked the Association Administrator to research certain line items and forward detail of expenses to the Treasurer. The Treasurer would like more detailed reporting from AMS on the monthly expense activity.

The Board reviewed two requests to waive the past due fees on homeowner accounts.

Unfinished Business:

Monument and Greenbelt Areas: The Board discussed issues regarding the monument erected by Pulte Homes and the greenbelt ("Lot 77"). The Association Administrator presented copies of emails from Pulte Homes which confirm they will address the issues of creek bed clean up and the relocation of the entry monument. Pulte Homes has addressed several issues and continues to act on remaining.

Ms. Ashmore offered to approach the City Mayor's office with dialogue to donate the 27 acre parcel behind the Fire Station #48 to the city. The Board agreed with Ms. Ashmore's approach and fact finding mission to see if this would be a viable solution.

New Business:

2006 Annual Membership Meeting: The Board reviewed the calendar of events and instructed the Association Administrator to plan the 2006 Annual Membership at 7 P.M. on Thursday November 2nd with alternate date of Wednesday November 8th at the Bulverde Creek Elementary Cafeteria.

A motion was made and seconded to allocate \$800 to door prizes for the annual meeting. The motion carried unanimously.

ACC Appeals: The Board discussed issues surrounding the patio improvement that was constructed by Mr. Moravits at 20319 Blue Trinity. Two of the Board members performed an on-site inspection of the improvement prior to the meeting. Mr. Bird will compose a response and issue the Board's decision in a letter to Mr. Moravits.

Committee Appointments: The Association Administrator presented a list of volunteers to the Board. The Board reviewed and instructed the Association Administrator to begin contacting the volunteers individually. The Board made appointments to the Architectural Control Committee, Safety Committee, Social and Communications Committee, and the Grounds/Landscaping Committees.

Woodview Website: The Board discussed details of an internet website to promote the community and provide information and alerts to Woodview residents. The Board was concerned that longevity of a project like this; would there always be a resident able and willing to maintain the project.

A motion was made and seconded to select a commercial vendor to develop and maintain the website. The Association Administrator would provide the Board Members more information. Mr. Settle urged the Board for some guidelines and requirements for the website. A list of expectations and requirements will be generated by Mr. Settle to be given to the web developer.

Newsletter: The Board discussed possible articles for the next newsletter. This function needs to be one of the first tasks of the Social and Communications Committee. To save postage, newsletters should coincide with the billing statements as inserts to the statements.

Access Barriers at end of Cul-de-sacs: The Board entertained ideas for blocking vehicle traffic into the green belt from the cul-de-sacs at Alpine Aster, Blue Sky Holly, Cascade Cove, and Lenten Rose.

Common Fencing Maintenance: The Board considered options of maintenance to the fencing along Canyon Parkway from the Bulverde Creek Bridge to the entrance of the subdivision. The Board asked the Association Administrator to provide options and costs of repairs and sealant treatments. A question of ownership regarding this fence may be an issue.

Garbage Containers: The Association Administrator presented a letter from a Homeowner concerned with the number of garbage containers in view on non-collection days. The Board discussed the issue and the concerns with the policing and enforcement.

Adjournment: There being no further business, the meeting was adjourned at 8:55 PM.

D. Robert Bird, President

Greg Heaton, Recording Secretary