

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
October 6, 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 3951 Canyon Parkway, San Antonio, Texas, pursuant to call as directed by the Association's Bylaws.

Directors Present: Susan Ashmore, Bob Bird, Daron Hartvigsen, Jeremy Settle

Directors Absent: Doug Davis

Also Present: None.

Call to Order: The meeting was called to order at 6:30 p.m., Mr. Bird being in the Chair and Daron Hartvigsen as Recording Secretary present.

Approval of Minutes: It was moved and seconded that the minutes of the August 8, 2005, Board of Directors meeting be approved as written. The motion carried unanimously.

Financial Report: The financials as of September 30, 2005, were reviewed. It is anticipated that funding for the Woodview monument area lighting, landscaping, and irrigation initiatives will be available from this year's budget excess. If not, the needed funding will be transferred from retained earnings. The Aging Report summary was reviewed. With thirteen (13) accounts more than 90 days overdue, it was suggested that the bylaws and DCCR be studied to determine what late fees, interest, and related collection costs can be imposed to prompt timely payment of assessments. The association's manager will review the documents and draft a Board resolution regarding delinquent assessment collection policy. (OPEN)

Unfinished Business:

1. Greenbelt #2 (Fire Station 48). It was reported that the greenbelt in question may be tied to the waste water management plan submitted to the Texas Commission on Environmental Quality and/or Edwards Aquifer Authority by Pulte Homes. This plan would preclude the need for installation of a filtration or retention pond. If it is a component of the plan, the association may not be able to transfer ownership. This issue will require further research. (OPEN)
2. Greenbelt #1 (Woodview). Discussion focused on potential improvements and the impact such might have on residents whose property backs up to the greenbelt. Any improvements made to the greenbelt would be designed to ensure any negative impact was kept to an absolute minimum. (CLOSED)

3. Woodview Monument Area Improvements. Management has contacted Montemayor Electric to obtain a bid on installing electrical capability to provide for lighting and a protected outlet. Riosa has been contacted to obtain a bid on landscaping and the installation of an irrigation system. (OPEN)
4. Bulverde Creek Elementary – School Gift. Several gift options were discussed to include plants for landscaping and books for the library. The school administration will be contracted in an effort to determine what the school’s greatest needs are. (OPEN)

New Business:

1. Proposed 2006 Budget. The proposed budget prepared by management was reviewed and discussed. It was felt that additional funds should be allocated to legal fees with the expectation that resolving the greenbelt #2 (fire station) issue could involve an attorney. Therefore, an addition \$3,400 was moved into legal fees. Funds for the grounds maintenance contract were increased by \$780. Utilities (water and electricity) were increased by \$500 each. The line item for reserve/contingency was increased by \$2,759. These increases were funded by moving funds from reserve transfer. (CLOSED)
2. DCCR Clarification and Modification. Discussion focused on sheds, basketball goals, and signs. As a general guideline, heavy duty plastic sheds are acceptable provided the color is compatible with the home and is located on the lot so that it is not readily visible from the street. Portable basketball goals are acceptable but cannot be placed on the sidewalk or the street, including cul-de-sacs, in that such would inhibit right-of-way and be in violation of city ordinance. Political signs, Beware of Dog signs, school spirit signs, garage sale signs, and open house signs are acceptable within size limitations. Board resolutions will be drafted as necessary to document these decisions. (CLOSED)
3. Board of Director Nominations. Three Board positions will become vacant in November in that the unexpired terms associated with the previous Pulte held positions will expire. The Board members currently filling those positions all expressed a desire to place their names in nomination for election to those positions. Nominations will be solicited with the notice of meeting packet sent to the general membership. Nominations will also be accepted from the floor at the meeting. (CLOSED)

Adjournment: There being no further business, the meeting was adjourned at 8:45 PM.

D. Robert Bird, President

Daron Hartvigsen, Recording Secretary