

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
October 15, 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 4034 Canyon Parkway, San Antonio, Texas, pursuant to call by the President of the Association.

Directors Present: Jeremy Settle, D. Robert Bird, Susan Ashmore, Tammy Windsor, Todd Roper

Directors Absent: None.

Also Present: None.

Call to Order: The meeting was officially called to order at 6:45 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 July 1, 2008 Board of Directors meeting be approved as presented. The motion carried unanimously.

Financial Reports: The Board reviewed the financial reports.

- a. CAB: Mr. Bird explained the recent changes that occurred in the structure of Community Associations Banc. CAB is now owned by Mutual of Omaha. The Board did not feel the need to make any change in banking institutions.
- b. CDs: The board voted unanimously to move \$10,000 from the CAB money market account to a new CAB CD. When the current CD (\$20,343.08) matures in January, it should be tiered into two \$10,000 CDs.

Litigation Reports: The Board reviewed the current accounts Aging Report and litigation report from the Association's Attorney.

Business Conducted Electronically since the last Board meeting: The Board reviewed and verified the record of electronically conducted business as reflected below:

- a. 08-01-08; The Board of Directors reviewed request for payment of landscaping design submitted by Whole 9 Yards. The Board voted not to honor this payment request as no contract for this service was signed or executed by either party.
- b. 08-07-08; The Board of Directors approves requesting the HOA landscaper to service the failure to maintain yard violation on Canyon Parkway and bill the homeowner for this service.
- c. 08-21-08; The Board of Directors denies request from homeowner to waive a \$25.00 NSF bank fee stemming from a stolen credit card.
- d. 08-31-08; The Board of Directors approves the submitted payment plan from homeowner on Canyon Parkway.
- e. 09-03-08; The Board of Directors approves rolling over the maturing certificate of deposit with same term and best interest rate available.
- f. 09-23-08; The Board of Directors approves hiring off-duty police to patrol the community on Halloween night.

Old Business:

“Trojan Horse Property Dedication”: The Board continued discussion regarding possible options to convey this common property to the City as opposed to dedication. The possibilities might include the City leasing it long term or acquiring it through “eminent domain.” The Board requested that the association’s attorney be contracted for a legal opinion regarding these possible options.

Entryway Monument Issues: It was agreed that additional landscaping is needed at the monument area. A special board meeting will be scheduled sometime after the annual meeting to work on this issue. It was requested that Maldonado Nursery and Landscaping as well as Milberger’s Landscaping be contacted for proposals and bids.

Security Patrols: Mr. Bird verified that arrangements have been made for an off-duty SAPD officer to patrol our neighborhood on Halloween evening.

ACC Guidelines: After having had time to review the document, the Board unanimously approved its adoption. If possible, the document should be made available to homeowners via the association’s website.

Bulverde Road Coalition: One of the Board’s goals has been that of trying to facilitate a coalition of Bulverde Road homeowners’ associations. This would be done in an effort to create a stronger and more unified voice in addressing issues that have a global impact on all homeowners’ associations along Bulverde Road. Indications are that the Boards of Roseheart, Emerald Forest, and Encino Ranch are interested in forming such a coalition. It was asked that management contact the Boards of these associations to verify interest and possibly set a date, time, and place for an organizational meeting.

Covenant Violation: The area on the north corner of Blue Trinity and Canyon Parkway serves as school bus stop. For one reason or another, Pulte Homes received approval from the previous owner of the property to install river rock to replace grass. The river rock has proven to be a problem as weeds grow up through it and the rocks are strewn on the sidewalk and street. It was reported that the current homeowner has no objection if the association is willing to remove the river rock and replace it with other material. The Board voted to remove the river rock and have the affected area sodded. However, this will not be done until a written agreement is signed by the homeowner giving the association the power to do so. In addition, this agreement must stipulate that the homeowner will be held responsible for routinely mowing and watering the area. Homeowner must also accept responsibility for maintaining the adjacent fencing in a good state of repair. Management will draft the written agreement for the Board's review prior to it being presented to the homeowner.

New Business:

Violations to Attorney: After discussion, the Board voted unanimously to authorize the referral of covenant violations to the association's attorney when the homeowner involved has failed to remedy the violation after the three letter "due process" procedure has been followed.

Liability Insurance – "Trojan Horse" Property: The Board requested that management contact the association's insurance provider to determine whether or not the "Trojan Horse" greenbelt property is covered by current liability insurance. If it is not, such coverage must be arranged. The Board would also like its insurance company to provide any suggestions as to signing and fencing issues that may be involved.

2009 Budget Preparation: Board requested that funding be allocated for Grounds Improvements as well as a number of replacement flags for the entry monument flagpole. The Board voted unanimously to have the greenbelt areas immediately adjacent to the cul-de-sacs on Alpine Aster, Cascade Cove, and Blue Sky Holly thinned out in the manner previously done at Lenten Rose. The installation of wrought iron fencing at the cul-de-sacs on Cascade Cove, Blue Sky Holly, and Lenten Rose was not seen as being warranted since problems were not being experienced with vehicles using these areas to gain entry into the greenbelt.

Annual Meeting Preparation: The preferred date for the meeting is Wednesday, November 12, with an alternate date being Thursday, November 20. The meeting site will be at Bulverde Elementary School, starting at 7:00 pm with registration starting at 6:30 pm. Door prizes were approved as five (5) \$50.00 gift certificates and two (2) \$100.00 gift certificates.

Board Positions: Two (2) Board positions become vacant at this year's annual meeting.

Both incumbents have indicated that they will be candidates for those positions. Additional nominations will be solicited via the annual meeting notice packet.

Committees: In view of the difficulties experienced in getting volunteers to serve on association committees, the Board identified the following committees as being the most important: Welcome Committee, Social Committee, and Architectural Control Committee (ACC).

Welcome Committee: As the name would indicate, the Welcome Committee will visit new residents to the neighborhood to provide needed information and a welcome packet which might include coupons from area businesses. It was requested that a letter be drafted on association letterhead to local businesses. The letter would be used by committee members as a form of introduction in an effort to solicit their support.

Adjournment: There being no further business, the meeting was adjourned at 8:40 p.m.

Tammy Windsor, President

Greg Heaton, Recording Secretary