

**Minutes of the Regular Board of Directors Meeting  
Of  
Woodview at Bulverde Creek Homeowners Association, Inc.  
October 18, 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:** None.

**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 August 2, 2007, Board of Directors meeting be approved as presented. The motion carried unanimously.

**Financial Reports:** The Board reviewed the current financial reports.

**Delinquent Assessments:** It was moved and seconded that a cashier's check and money order are to be the only form of payment accepted for delinquent accounts that have been referred to the Association's attorney. The motion carried unanimously.

**Board Vacancies:** Functioning as the Nominating Committee, the Board reviewed information regarding four possible candidates: Rose Knight, Ken Kowaleski, Scott Spangler, and Tammy Windsor. It was moved and seconded that all four names be placed on the ballot for the November annual general membership meeting. The motion carried unanimously. The Association has one director position now vacant due to the resignation of Daron Hartvigsen who was transferred by the Air Force to another base out-of-state. The term of office expires in November for two additional board members, leaving a total of three positions open for election. In addition to the four candidates listed above, Susan Ashmore, an incumbent, will be seeking reelection to her director position.

**Business Conducted Electronically since August 2007 meeting:**

- 08/23/07; Off-duty officer to patrol neighborhood during Halloween scheduled per President.
- 08/28/07; Board of Directors denies request by homeowner to waive late fees.
- 08/30/07; Board of Directors approves funding to place a sign at entryway to solicit signatures on “Trojan Horse property” dedication.
- 09/10/07; Board of Directors approves funding for additional tree trimming on the greenbelt behind Alpine Aster lots stemming from a homeowner concern.
- 09/14/07; Treasurer requests additional information and collection status on two delinquent accounts. Attorney’s office verified that both accounts are overdue and apologizes for delay in action being taken.
- 09/25/07; Board of Directors grants request by homeowner to waive late fees.

**Old Business:**

**Short & Long term Goals:** Strategic Plan Goals and Objectives will be updated for presentation at annual general membership meeting in November.

**Volunteers and Committees:** Need for volunteers will be stressed at the annual general membership meeting.

**“Trojan Horse” Dedication Instrument:** Notice of annual meeting packet sent to homeowners will point out that the opportunity to have \$25.00 credited against 2008 assessments as reimbursement will end with adjournment of the 2007 annual general membership meeting in November. The \$25.00 credit is meant to reimburse homeowners for time and expenses incurred in completing the dedication document and having it notarized.

**New Business:**

**Architectural Control Committee:** Based on the opinion of the Association’s attorney, the ACC denied the after-the-fact homeowner approval request for construction of a play structure at 3722 Cascade Cove. Denial is based on the fact that the materials used and design of the structure detract from the aesthetics of the neighborhood.

**Monument & Entryway Renovations:** Since the last Board meeting, the water meter has been installed opening the way for irrigation system installation and landscaping. The Board reviewed and discussed the proposals submitted by Maldonado Nursery and TruGreen LandCare. It was moved and seconded that the proposal submitted by TruGreen LandCare be approved. The motion carried unanimously. It was felt that TruGreen’s proposal provided a better overall package in both irrigation and landscaping. The Board would like to meet with TruGreen LandCare on site to finalize the irrigation and landscaping plans.

**Grounds Maintenance Bids:** At the previous Board meeting, various grounds maintenance proposals and bids were reviewed. A decision was postponed pending receipt and approval of irrigation installation and landscaping bids. After discussion, it was moved and seconded that the TruGreen LandCare grounds maintenance bid be approved. It was felt that having one contractor responsible for all aspects of the grounds maintenance and landscaping efforts provided the Association with better oversight and management of the function.

**2008 Proposed Budget:** The Board reviewed and discussed the proposed budget. It was moved and seconded that the proposed budget be approved with one change: that \$1,500.00 be taken from #660611 Admin-Legal Fees and moved to #662402 Grounds-Improvements. It was felt that the vast majority of legal fees stem from delinquent assessments. Those legal fees are ultimately charged to the homeowner. The motion carried unanimously.

**Annual Meeting Agenda:** In addition to the standard agenda items, the Board wants the following placed on the agenda: Association Goals and Objectives, status of the Trojan Horse property dedication; Centex Homes' park scheme, committee volunteers, and an open forum at the end of the meeting for member general input.

**Annual Meeting Door Prizes:** It was moved and seconded that two (2) \$250.00 Visa gift cards be purchased as door prizes. Visa cards could be used almost anywhere. The motion carried unanimously.

**Holiday Gift to Fire Station #48:** It was moved and seconded that \$200.00 be allocated for a gift/food for the personnel at Fire Station #48. The motion carried unanimously. It was suggested that management and a member of the Board meet with the Lieutenant in charge to discuss preferences.

**Halloween Security:** It was reported that Piper-Murnin Securities will be providing an off-duty SAPD officer to patrol the subdivision on Halloween evening from approximately 5:00 pm to 11:00 pm. The cost will be approximately \$240.00.

**Adjournment:** There being no further business, the meeting was adjourned at 8:20 pm.

---

D. Robert Bird, President

---

Susan Ashmore, Recording Secretary