

**Minutes of the Regular Meeting
of The Board of Directors of the
Woodview at Bulverde Creek Homeowners Association, Inc.
October 24, 2013**

A regular meeting of the Board of Directors of the Woodview at Bulverde Creek Homeowners Association, Inc., a Texas nonprofit corporation (the "Association"), was held in the Training Room at the offices of Association Management Services, 1600 NE Loop 410, Suite 202, San Antonio, Texas 78209, pursuant to call by the President of the Association.

- Directors Present:** Bob Bird, Orlando Guadalupe, and Isaac Torres
Directors Absent: Blake Pearson and Lorri Tibbetts
- Others Present:** Lisa Dory, Association Manager
- Call to Order:** With a quorum present the meeting was called to order at 7:08 p.m. by the President, Bob Bird.
- Members Forum:** No homeowners were present to address the Board.
- Approval of Minutes:** The minutes of the 03/28/13 Board Meeting were approved as written.
- Financial Report:** The Board reviewed the Association's expenses versus the budget, Balance Sheet, and the Reserve Account. Bob Bird went over the following:
The Operating Fund, Operating Money Market Account and the Operating CD equal a balance of \$64,501.61.
The Reserve Money Market Account and the Reserve CD equal a balance of \$15,496.32.
As of 9/30/13 the Association was \$3,787.68 under the 2013 Budget, year to date.
- Assessment Delinquency & Litigation Options:** The Board conducted a non-specific review of overall status and collection options.
- Deed Restriction Enforcement:** The Board discussed deed violations, viable enforcement options, as well as legal action. In the case of rental property, the Board understands that the homeowners, not the renters, are responsible for the condition of their property.
- Unfinished Business:**
- a. **Management Companies** – Orlando Guadalupe reported that the one management company that he contacted gave a bid. The Board asked him to provide more than one bid for them to review.
 - b. **Neighborhood Traffic Study** – Bob Bird reported that he never received a response from the City regarding the Association's letter outlining traffic concerns. These concerns stem from the traffic increase through Bulverde Road and Canyon Parkway intersection generated by Harper Oaks and Bulverde Oaks Apartments. The Association presented some options that might relieve the situation. One suggestion has been implemented. Canyon Parkway has been designated as "No Parking" from Bulverde Road to the Bulverde Creek Bridge.
 - c. **Grounds Maintenance** – The Board acknowledged that the Grounds Maintenance Company is doing a better job.
- New Business:**
- a. **2014 Operating Budget** – The Board reviewed the Proposed 2014 Budget. A motion was made, seconded and passed to approve the budget.
 - b. **Pape-Dawson Survey of Trojan Horse Property (adjacent to Fire Station 49)** – Bob Bird reviewed the survey, explaining to the Board where the Association's property lines are located.
 - c. **Holiday Decorations** – The Board reviewed a proposal in the amount of \$2,091.01 from Preferred Holliday Décor to decorate the Entry Monument, Notification Board, and the five Crepe Myrtles. The Board also received a proposal in the amount of \$675.00 from Outdoor Décor to decorate the Monument, Wrought Iron Fencing, Shrubs and the Crape Myrtles. The Board acknowledged that the amount of lights provided would be significantly less with Outdoor Décor but that the cost is significantly less too. A motion was made, seconded and passed to approve the proposal from Outdoor Décor in the amount of \$675.00.
 - d. **Greenbelts** – The Board discussed the fact that wildlife does pass through as they were there before the neighborhood. The Association's attorney was contacted and he verified that the Association could not be held liable for property damage or injuries caused by such wildlife.
 - e. **2013 Annual Meeting** – The Board agreed to hold the Annual Meeting in December at the Bulverde Creek Elementary School and to do the drawings for gift cards again.
 - f. **Code Compliance** – The Board studied a map which shows how the City is being split up by the Code Compliance Officers.

- g. **Area between Sidewalks and Curbs** – Board asked Lisa Dory to get a price to have weeds sprayed and cut periodically between the sidewalk and curbing as well as the base of the curbing and the street.
- h. **Santa** - The Board asked Lisa Dory to gather information on getting Santa to visit Woodview at Bulverde Creek. The Board discussed Santa going through the neighborhood throwing out candy and being available for a picture at the end. A motion was made, seconded and passed for the expense to not exceed \$500.00.

Next Board Meeting: The Board agreed that the next Board Meeting would be determined at a later date, after the Annual Meeting.

Adjournment: With no further business to discuss, the meeting was adjourned at 8:13 p.m. by the President.

Respectfully Submitted,

Lisa Dory, Recording Secretary

Bob Bird, President