

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
November 18, 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 2203 E. Evans Road, 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: None.

Call to Order: The meeting was officially called to order at 9:35 a.m., the President being in the chair and the Vice President and Treasurer 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: None.

Financial Reports: None.

Unfinished Business:

Trojan Horse Property: The board has been working with the City of San Antonio in an effort to transfer a 27.7 acre parcel of land to the city as a future park site. The parcel is located behind Fire Station #48 on Bulverde Road. To accomplish such a transfer, two-thirds of the associations 229 homeowners must approve the action in writing. A total of 153 affirmative signatures are needed. During the annual meeting, 19 affirmative, notarized signatures were obtained. The board discussed a course of action for obtaining the needed additional signatures. A flyer will be sent to all homeowners outlining the situation at hand and informing homeowners that a notary will be available between 9:00 a.m. and 12:00 p.m. on Saturday, December 9, 2006, at the front of Bulverde Creek Elementary School for them to sign the needed paperwork to affirm the transfer. It was suggested that someone on the board become a notary to facilitate any further efforts. Management will check with AMS to determine what training requirements, materials, and fees are involved.

New Business:

Election of Officers: After discussion, it was moved and seconded that the incumbents remain in their respective positions for the next year. The motion carried unanimously.

President	Bob Bird
Vice President	Susan Ashmore
Treasurer	Jeremy Settle
Secretary	Daron Hartvigsen
Asst Secretary	Doug Davis

Board Meetings: It was decided that the board needs to meet more regularly, quarterly at a minimum.

Goal Development: It was suggested that the board develop a set of short term and long term goals to provide a written road map in the board's efforts to plan out various initiatives for enhancing the environment within Woodview at Bulverde Creek.

Approval of 2007 Budget: It was decided that additional funds were needed in three line items. The funds needed for these increases would be taken from the Grounds Improvement line item. With those adjustments made, it was moved and seconded that the 2007 budget be approved. The motion carried unanimously.

Postage/Courier from \$900 to \$1500
Contract Labor (holiday security) from \$250 to \$750
Grounds Seasonal Color from \$400 to \$800 (holiday decorations)

Holiday Decorations: The board allocated \$300 for the purchase of holiday decorations to be put up on the entry monument. It was decided that a holiday decorating contest be planned within the community. The board approved funding (\$225.00) for three gift certificates in the amount of \$100 for first place, \$75 dollars for second place, and \$50 dollars for third place. Board members will judge the contest.

Fire Station #48 – Holiday Recognition: An allocation of \$200 was approved to be used in efforts to show the association's appreciation to the firefighters of station #48.

Wildflower Hydroseeding: It was suggested that the board consider having two or three areas near the entry monument and creek bed seeded for wildflowers. With the lack of top soil and the amount of rock in the area, it was decided that any efforts along this line be postponed until late 2007 when landscaping efforts have been completed in the area.

Architectural Control Committee (ACC): With board members currently serving as the ACC, two questionable improvement requests were reviewed.

Traffic Concerns: Speeding is perceived as a major safety problem, especially in light of the narrowness of the streets. The problem is intensified by the number of vehicles being parked in the street thereby reducing a driver's line-of-sight and reaction time. It was suggested that the board strongly consider petitioning the city to install speed humps/bumps on the following streets: Liatris Lane – one north of the Canyon Parkway intersection; Blue Trinity – one north of the Canyon Parkway intersection; Alpine Aster – three along the full length of the street; Canyon Parkway – two dividing the section between Liatris Lane and Blue Trinity. City requirements for the installation of speed humps/bumps will be researched. A request will be made for traffic monitoring by San Antonio Police Department and/or the Bexar County Sheriff's Department.

Adjournment: There being no further business, the meeting was adjourned at 10:27 a.m.

D. Robert Bird, President

Susan Ashmore, Vice President