

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
December 12, 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 20411 Blue Trinity, San Antonio, Texas, pursuant to call as directed by the Association's Bylaws.

Directors Present: Susan Ashmore, D. Robert Bird, Doug Davis, Jeremy Settle

Directors Absent: Daron Hartvigsen

Also Present: Greg Heaton, ("Association Manager"), with AMS ("Association Management Services").

Call to Order: The meeting was called to order at 6:45 p.m., with the Chairman and Recording Secretary present.

Approval of Minutes: It was moved and seconded that the minutes of the October 6, 2005, Board of Directors meeting be approved as written. The motion carried unanimously.

Elections: It was moved and seconded that all Directors retain and hold their previous officer positions on the Board. The motion carried unanimously. The officers for 2006 that were elected and are Mr. D. Robert "Bob" Bird as President, Ms. Susan Ashmore as Vice President, Mr. Daron Hartvigsen as Secretary, Mr. Jeremy Settle as Treasurer, and Mr. Doug Davis as Assistant Secretary.

Unfinished Business:

Monument and Entry Area: The Board discussed issues regarding the monument erected by Pulte Homes and the greenbelt ("Lot 77"). According to County records and Appraisal District this greenbelt has never been deeded over to the Association. In addition, the monument appears to have been built without a building permit and is situated on land owned by Centex Homes. The Board expressed numerous concerns and issues with plans to landscape and place irrigation on grounds that are not yet owned by the Association.

It was moved and seconded that the Association not accept ownership of Lot 77 from Pulte Homes until which time the situation of monument & flagpole is resolved. The motion carried unanimously.

Outstanding Resolutions: In previous Board Meetings, issues regarding past due assessments were discussed. A resolution was drafted to address this issue including

imposing late fees on past due assessments. It was moved and seconded to accept the Assessment Collections Resolution as amended. The motion carried unanimously.

It was moved and seconded to apply a \$30.00 Late Fee on any past due assessments over 30 days past due and to begin this past due fee beginning January 1, 2006. The motion carried unanimously. Notification of this fee will be added to the Winter Newsletter scheduled to be mailed before the Holidays.

The Board discussed a second resolution regarding signs in the community. The Board decided to table the resolution pending another draft of changes that were presented.

Sign “Dead Dogs Don’t Poop”: Events and issues that have been documented by homeowner and Association Manager were discussed. The Board decided to continue progressive DCCR “Declaration of Covenants, Conditions, and Restrictions”; enforcement steps up to and including taking issue to Association’s Attorney for resolution.

New Business:

Winter Newsletter: Several Board members had revisions to the draft. It was decided a large section should be added to inform the membership of the new Late Payment Fee. In addition, an article was requested to start the ground work for a community directory including email addresses so newsletters and bulletins could be published electronically.

Fire Station 48 & Bulverde Elementary Appreciation: It was moved and seconded that funds be allocated and defined as \$100 for Holiday Gift to San Antonio Fire Station 48 and \$500 for Bulverde Creek Elementary appreciation gift. The motion carried unanimously.

Woodview Website: Discussions were entertained regarding the need for a website to post information about the community. Several homeowners during the annual meeting signed up as volunteers had website development experience. The Board asked the Association Manager to address with these volunteers for interest and specifics. The Board wishes to secure a domain name as soon as possible.

27 Acre Parcel: Continued discussions of new items and issues regarding the greenbelt area deeded to the Association by Pulte Homes behind San Antonio Fire Station 48. Board is considering retaining an attorney to research the deeds and provide disposition options to the Board.

Bank Account Signature Cards: The Association Manager presented the bank account signature cards to the Board for review. It was recommended that with the transition from builder/developer control to homeowner controlled Board of Directors; new authorized signatures need to be addressed. The Board agreed to have Mr. Bird and Mr. Settle as alternates to AMS for bank drafts.

ACC Requests: The Board reviewed and addressed outstanding ACC, Architectural Control Committee requests. During the review process, the Association Manager recommended that the Board should make committee appointments and these could be accomplished electronically before the next Board Meeting. The Board requested that a list of volunteers be generated and sent to each member for review.

Adjournment: There being no further business, the meeting was adjourned at 8:35 PM.

D. Robert Bird, President

Greg Heaton, Recording Secretary

NOT APPROVED