

**Minutes of the Regular Board of Directors Meeting
Of
Woodview at Bulverde Creek Homeowners Association, Inc.
December 13, 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 20411 Blue Trinity, San Antonio, Texas, pursuant to call by the President of the Association.

Directors Present: Jeremy Settle, D. Robert Bird, Susan Ashmore, Tammy Windsor, Rose Knight

Directors Absent: None

Also Present: Greg Heaton, "Association Administrator", of Association Management Services.

Call to Order: The meeting was officially called to order at 7:12 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 all five 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 October 18, 2007, Board of Directors meeting be approved as presented. The motion carried unanimously.

Financial Reports: The Board reviewed the current financial reports. The Association Administrator explained the different financial reports for the benefit of the new Board Members.

Litigation Reports: The Board reviewed the current litigation reporting from the Association's Attorney.

Mr. Settle reiterated to all Board Members the responsibility the Directors have to keep all individual homeowner financials, litigation concerns, and any discussions held in Executive Sessions strictly confidential.

Business Conducted Electronically since October 2007 meeting:

- 10/23/07; The Board of Directors approves and awards TruGreen Lawncare the renovation project of the monument entryway and yearly grounds maintenance.

- The Board instructed the Association Administrator to issue the 30-day termination notice to RioSA Lawncare.
- 10/23/07; The Board of Directors approve postage and printing funding to issue a Halloween Safety and Dog Attack flyer to the community with a letter asking for help from homeowner Mr. Brady.
 - 10/29/07; The Board of Directors agrees to remove late fee charges on four rental properties managed by same company.
 - 11/28/07; The Board of Directors approves allocating \$225.00 for a community Holiday Decoration Contest with three awards of \$100, \$75, and \$50.
 - 12/03/07; The Board of Directors approves sign to promote the community's Holiday Decorating Contest.
 - 12/03/07; The Board of Directors approves hiring security to patrol the community during New Year's Eve.

Old Business:

Outstanding ACC Issue: Mr. Bird explained the outstanding ACC issue regarding a play structure on Cascade Cove. The Board reviewed the opinions of the Association's Attorney and discussed concerns from the new Board Members. The Board agreed to overturn the denial made by the ACC. A motion "The Board approves the play structure provided the play structure be cleaned to it's natural wood color and grain and stained a natural wood color to be approved by the ACC prior to sealant application. Installation to be completed within 120 days of written approval." was made and seconded. The motion carried unanimously.

Mr. Bird explained the need to segregate the ACC from the Board of Directors as the Board should be the appeal authority for homeowners. The Board agreed that due to lack of homeowner participation the ACC would consist of three Board Members. The new ACC members will be Mr. Bird as Chairman, Tammy Windsor, and Rose Knight.

"Trojan Horse" Dedication: Ms. Knight and Ms. Windsor reported on their efforts to solicit more signatures going door-to-door. The Association Administrator will tabulate the signature forms and update the status report. Ms. Windsor indicated she conveyed to homeowners during the door-to-door that they would receive the \$25 credit on 2008 Assessments. A motion was made and seconded to extend the \$25 credit on Assessments to any homeowner that signs and returns the dedication instrument on or before March 31, 2008. Motion carried.

SAFD Station 48 Holiday Gift: The Board agreed for Mr. Bird to acquire a Honey Baked Ham gift card for the firefighters of Station 48.

Entryway Renovations: The Board discussed options regarding the deer eating our new plants around the monument. Several options were discussed. The Board instructed the Association Administrator to contact TruGreen Landscaping on the quote for planting shrubs on the slope behind the monument in front of the retaining wall.

New Business:

AMS Contract: The Board reviewed the changes of the Association Management Services contract. A motion was made and seconded to approve and sign the new management contract as presented. The motion carried unanimously.

President's Action Items: Mr. Settle reviewed the action items he has presented to the Board Members. Mr. Settle focused on the need for increased and better communications to members of the Association to facilitate participation and homeowner's expectations.

Board Hearing Conclusions: The Board of Directors recently conducted an on-site inspection and Board Hearing at the request of two homeowners on Alpine Aster regarding the modification of their wrought iron fencing along the greenbelt. The Board reviewed the minutes draft and instructed the Association's Administrator to contact the homeowner(s) and obtain the agreed upon letter of consent of their neighbors and photographs to document the modifications. A motion was made to approve the hearing response as presented by the Association's Administrator. The motion carried.

Committees: Mr. Settle discussed the need to get volunteers from the recent annual meeting contacted and solicit their participation in the committees. He asked Ms. Knight to head up this effort to contact the volunteers to begin this process.

Adjournment: There being no further business, the meeting was adjourned at 8:54 pm.

Jeremy Settle, President

Greg Heaton, Recording Secretary