

**Minutes of the Regular Meeting  
of The Board of Directors of the  
Woodview at Bulverde Creek Homeowners Association, Inc.  
September 27, 2012**

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 Large Conference 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, Blake Pearson, Isaac Torres and Amy Crocket
- Directors Absent:** Lorri Tibbetts
- Others Present:** Mr. and Mrs. Orlando Guadalupe, 3703 Blue Sky Holly  
Lisa Dory, Association Manager
- Call to Order:** With a quorum present the meeting was called to order at 6:37 p.m. by the President, Bob Bird.
- Approval of Minutes:** The minutes of the June 14, 2012 Board Meeting were approved as written.
- Homeowner Forum:** Mr. and Mrs. Guadalupe were present. Mr. Guadalupe's explained to the Board that to the right of their home is an open area at the end of the cul-de-sac, which is where pedestrians walk through and throw trash and that the area has been used by dirt bike riders. Mr. Guadalupe informed the Board that he was able to visit with the dirt bike rider and his parents and was assured that he won't be riding the dirt bike there anymore. Mr. Guadalupe stated that the property line stakes were removed and that the request to extend their fence has been put on hold indefinitely.
- Financial Report:** The Board reviewed the Association's expenses versus the budget, Balance Sheet and the Reserve Account.  
Board indicated that the Operating CD be rolled over.  
Bob Bird went over the following:  
The Operating Fund, Operating Money Market Account and the Operating CD equal a balance of \$60,975.85.  
The Reserve Money Market Account and the Reserve CD equal a balance of \$15,454.12.  
As of 8/31/12 the Association was \$6,165.64 under the 2012 Budget, with the surplus going into the Reserve Fund at year end.
- Lisa Dory explained to the Board that invoices from utility companies were turned over to Taxempt and that she will let the Board know when she receives any information back from them.
- Unfinished Business:**
- a. **Community Activities and Community Involvement** - Bob Bird reported that one homeowner answered the call to recruit homeowners to serve on the Association's Beautification Committee and that he will contact the homeowner to get her involved.
  - b. **Canyon Parkway Fencing** - The Board discussed that the sun has damaged the fence and that the time to stain is here, hopefully before the Annual Meeting. The Board requested that Lisa Dory obtain bids and forward them to them for review.
  - c. **Bulverde Road Construction Project** - Bob Bird reported that the Bulverde Road Construction Project is behind schedule. The Board discussed the Association's "Trojan Horse Property" and the fact that the contractor is using it for construction staging and their concern of chemical spills and the Association being held responsible for the cleanup. Mr. Bird explained that he wrote an email to the City and contractor informing them that the Association owned the property adjacent to Fire Station #48 upon which the construction company had located a staging area. The association was not contacted regarding such use and therefore has not grant permission for the property to be used. Association has requested a notarized letter stating that the property will be restored to its original condition upon completion of the construction project. A motion was made, seconded and passed for the Association's attorney to send a letter to the contractor about the issue.
  - d. **Drainage Basin** - The city's Capital Improvement Officer overseeing the Bulverde Road construction project has indicated that plans called for a drainage basin to be located on the Association's property next to Fire Station #48. At one time the Association was working with the city's Parks and Recreation Department to give the property in question to the city as part of a planned linear park along Bulverde Creek. The proposal fell by the wayside as the Park and Recreation Department did not follow through. As a result, the plans for the drainage basin are being reworked to locate the basin primarily on the Fire Station property.

- e. Neighborhood Safety** – The Board discussed issues in the neighborhood. Concerns have been expressed as to whether or not the new developments (Harper Oaks and Bulverde Oaks Apartments) might negatively impact our community. Another concern focused on the speed limit within Woodview as being appropriate considering the narrowness of the streets. Traffic congestion and a driver's reduced field of vision were discussed. Unlicensed motorized vehicles were discussed and the Board acknowledged that they cannot be legally driven on the streets or sidewalks.
- f. Grounds Maintenance** – The Board asked that the grounds maintenance contract be bid out. Lisa Dory will solicit for bids.

**New Business:**

- a. 2012 Annual Meeting** – The Board agreed to November 6<sup>th</sup> at the Bulverde Creek Elementary School for the Annual Meeting. Lisa Dory will contact the school. The Board requested that the Association's SAFFE Officer, Ms. Guerrero, to attend the Annual Meeting to discuss happenings in the Association and to present her with a \$50.00 gift certificate. The Board asked if Isaac Torres would discuss the real estate market in the neighborhood, what enhances property value and what takes away from property value. Mr. Torres agreed.
- b. 2013 Proposed Budget** – The Board reviewed the proposed 2013 Budget. A motion was made, seconded and passed to approve the budget.
- c. Holiday Gift** – The Board discussed that they have shown their appreciation to the firefighters of Station #48 in years past. A motion was made, seconded and passed to present the firefighters with \$200.00 in the form of gift cards to be used for meals.
- d. Holiday Decorations Contest** - A motion was made, seconded and passed to hold the Holiday Decorations Contest and for the prizes to be \$100.00 for first place, \$75.00 for second place and \$50.00 for third place, in the form of American Express gift cards.
- e. Halloween** – The Board discussed the need to have an off duty SAPD Officer on Halloween Night from 6:00 PM to 10:00 PM and asked Lisa Dory to schedule it.
- f. Santa** – The Board asked Lisa Dory to inquire into getting a Santa to ride through the neighborhood.

**Executive Session:**

The Board reviewed the Association's delinquent accounts.

In fulfilling its fiduciary responsibility to the Association and its members, the Board found itself having to foreclose on a piece of property. The Board discussed an offer from an investor to pay the Association far less than what is owed regarding the property. A motion was made, seconded and passed to not accept the offer and to instruct the Association's attorney to move forward with the foreclosure for non-payment of assessments, administrative costs, and legal fees totaling \$6,183.00.

**Next Board Meeting:**

The Board agreed that the next Board Meeting would be determined at a later date.

**Adjournment:**

With no further business to discuss, the meeting was adjourned at 8:38 p.m. by the President.

Respectfully Submitted,

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Lisa Dory, Recording Secretary

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Bob Bird, President