

**Minutes of the Regular Meeting
of The Board of Directors of the
Woodview at Bulverde Creek Homeowners Association, Inc.
August 7, 2014**

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, Isaac Torres, Orlando Guadalupe and Margaret Michem

Directors Absent: Lorri Tibbetts

Others Present: None

Call to Order: With a quorum present the meeting was called to order at 6:30 p.m. by the President, Bob Bird.

Approval of Minutes:

The minutes of the March 11, 2014 Board Meeting were reviewed. The Board minutes were approved with no changes.

Homeowner Forum: No homeowners were present.

Financial Report:

The Board reviewed the Association's Budget status, Balance Sheet, and the Reserve Account. Bob Bird went over the following account status of as 08/07/14:

Operating Fund ("checking account") - \$28,448.69
Operating Fund Money Market ("savings account") - \$14,261.78
Operating CD - \$21,886.36
Reserve Money Market Account - \$10,034.71
Reserve CD - \$10,483.93
Total - \$86,339.78

Delinquent Accounts:

There are currently 4 delinquent accounts that are over \$100.00 which are being processed by the AMS Collection Department.

Deed Restrictions:

The Board discussed the yards in the Association and agreed that they look better this year than they did the same time last year.

Unfinished Business:

1. Management Company Research: The Board member serving as the POC for this action item reported that the other other management companies that he spoke to were \$20.00 more per month than AMS and that changing companies is not worth saving so little. The item will not be on future agendas.
2. Grounds Maintenance Contract. Bob Bird reported that MLC was paid \$8,953.36 for the last 12 months of service. The Board agreed that the job that the landscape company does is satisfactory, but that there are some items that are not done. Mr. Bird explained that the bids were double what the current company charges. A motion was made, seconded and passed to stay with MLC but to stay on them to do what is in the contract.
3. Alpine Aster Mailbox: The Board asked that MLC bid to put weed cloth and crushed granite or gravel in the mailbox areas. The Board discussed the one on Blue Trinity and the fact that the weed cloth was not placed under the river rocks, which has caused a continuous weed problem.
4. Canyon Parkway through traffic into the Summit: The Board discussed the increase in traffic and the increased time to get through the light at Bulverde Road. The Board is hopeful that the timing of the light can be adjusted.
5. Speeding in the Association: Bob Bird reported the stopping distances for 30 MPH as being 43 feet and for 20 MPH as being 20 feet and the need for the speed limit to be lowered in the Association. Mr. Bird volunteered to create a letter with the statistics to the City of San Antonio Traffic Engineer.
6. Alpine Aster/Liatrus Lane Intersection: Lisa Dory reported that there has not been any feedback from the Association's SAFFE Officer but that she will contact her again.
7. Canyon Parkway Streetlights: Bob Bird reported that the streetlights are back on.
8. Utility Box: Bob Bird reported that the cover has been replaced.

New Business:

1. Neighborhood Safety: The Board studied police calls that have been received in the last six months for the Association and the immediate area nearby. The calls were 12 from the period 7/1/12-12/31/13 and have been 19, 27, 30 in the six month periods after 12/31/13. The Board looked at the types of calls and acknowledged that the calls for burglary of a vehicle, intoxication, thefts, and assaults have more than doubled which is since the apartments have opened. The Board expressed their concern and agreed to discuss the situation at the Annual Meeting to find out what action the homeowners want to take in regards to extra patrols. The Board will send out an e-blast to the homeowners to remind them to be aware of their surroundings.

2. Traffic Light Timing at Bulverde Road/Canyon Parkway: The Board also discussed the no turn only light when turning on Bulverde onto Canyon Parkway when traveling towards 1604, but it might be there because of the number of lanes to turn through.
3. Holiday Season: The Board discussed ideas for the holiday season, which were a Santa and decorating. The Board asked Lisa Dory to contact the SAFFE Officer to find out if they have Blue Santa available for the Association so that the liabilities would be off of the Association. The Board discussed the number of officers that are needed for Halloween and New Years and agreed to one officer for each occasion.
4. Annual Meeting: The Board agreed to November for the next Annual Meeting. The exact date will be decided when the Board is able to check their calendars, and then the school will be reserved. The Board asked Lisa Dory to invite the Association's SAFFE Officer to attend the Annual Meeting.

Executive Session: No Executive Session was held.

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 7:27 p.m. by the President.

Respectfully Submitted,

Lisa Dory, Recording Secretary