

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
December 15, 2004**

The annual meeting of the General Membership of the Woodview at Bulverde Creek Homeowners Association, a Texas nonprofit corporation (the "Association") was held at the Encino Park Elementary School, 2550 Encino Rio, San Antonio, Texas 78259, pursuant to call by the President of the Association.

Directors Present: Kenneth Docekal.

Directors Absent: Jones Holcomb, James Zipprian, Shane Anthony and Patricia Spangler.

Also Present: Steve Brown of Association Management Services.

Call to Order: The meeting was officially called to order at 6:40 p.m., the President being in the chair and the Recording Secretary present.

Introduction and Opening Remarks: Mr. Brown introduced the Board of Directors, and himself as the manager of the Association. Mr. Brown chaired the meeting on behalf of the Association.

Quorum: The Association documents require that 10% of each class of Membership be present in person or by proxy. There are currently 229 lots within the Woodview at Bulverde Creek community, and 23 members represent a quorum. There were 65 lots owners represented either in person or by proxy. The quorum requirement was met.

Proof of Notice: Notice was mailed to the membership on December 3, 2004. All members present verified receipt of the notification.

Approval of Minutes: It was moved and seconded that the minutes of the Annual Meeting of the General Membership of November 19, 2003, be approved as submitted; motion carried.

Election of Two Directors for a three year term: The names of Bob Bird and Jeremy Settle were previously placed in nomination. Each candidate was given the opportunity to address the membership. The floor was then opened for additional nominations. There being no nominations from the floor, nominations were closed. It was moved and seconded that Mr. Bird and Mr. Settle each be elected for a two year term on the Board of Directors by acclamation; motion carried.

Financial Report: The financial report was given by Mr. Brown. A spreadsheet report was furnished listing finances through September 30, 2004. The report showed income of \$37,230, expenses of \$9,638, and a net gain of \$27,592 in the operating account. It was shared that this report, while it was in fact the actual expense of the Association, was not indicative of what the actual expenses of the Association would be for a full year. The developer has been paying most of the initial expenses due

to the age of the Association. Additional questions were answered as they related to the finances.

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NEW BUSINESS:

Use and Development of the Greenbelt: It was relayed to the membership that in the master plan of the development, it was never intended that the green-belt area would be developed. As was stated in the previous years minutes, any construction debris left behind would be removed, but no plans were made to further develop the green-belt. A question was raised in regards to how many acres the Association has. Mr. Bird indicated that, according to the Bexar Appraisal District website, the greenbelt area adjacent to Phase I is owned by the Association and comprises 6.522 acres. The website shows the greenbelt area adjacent to Phase III as covering 6.168 acres and belonging to Pulte. Mr. Docekal stated that Pulte would be turning over ownership of the area adjacent to Phase III to the Association. Mr. Brown stated that according to information he had seen, the total area of the greenbelt is approximately 30 acres +/- . With the appraisal district showing 12.69 total acres, a question arose as to where the additional 17 + acres are located.

Create a Committee to discuss issues with City Council Representative.: Mr. Brown stated that an individual within the community had submitted questions about congestion and lack of proper lighting on Bulverde Road, that the community should form a position on the proposed PGA golf course being discussed, and the need for speed bumps on Canyon Parkway. These are all items that affect the membership within the Association, but all are items that the Association has no direct jurisdiction over. It was suggested that a committee be formed to discuss such items and report back to the Board on issues that may affect the community. A sign up sheet was made available for those that were interested.

Entry Fencing: Mr. Brown stated that at the previously attempted meeting, a homeowner submitted that the fencing along Canyon Parkway should be stained to give a better first impression of the community as visitors enter the community. Mr. Brown relayed that research had revealed that those fences belonged to the respective homeowners that back up to the parkway, and not the Association. However, the idea was proposed to the Board of Directors and they approved the staining of the fencing at HOA expense, assuming all homeowners affected agree to allow the work. To date letters have been sent to those directly affected, and five replies out of seventeen have approved the work. It is hoped that all will be in agreement, and that bids may be obtained to complete the work in the very near future.

Holiday Decorations for the Entry: It was asked if the entry could be decorated for Christmas. Mr. Brown offered that a small social fund was established in the 2004 budget that could accommodate this request. However, volunteers are needed to complete the work. A sign up sheet was made available for those that were interested in undertaking this venture.

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Adjournment: There being no further business, the meeting adjourned at 7:33 p.m.

Kenneth Docekal, President

Steve Brown, Recording Secretary