

**Minutes of the Reconvened Annual Meeting of  
The General Membership of the  
Woodview at Bulverde Creek Homeowners Association  
November 29, 2005**

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

**Directors Present:** Bob Bird, Jeremy Settle, Susan Ashmore and Doug Davis.

**Directors Absent:** Daron Hartvigsen.

**Also Present:** Greg Heaton of Association Management Services.

**Call to Order:** The meeting was officially called to order at 6:43 p.m., the President being in the chair and the Recording Secretary present.

**Introduction and Opening Remarks:** Mr. Heaton introduced the Board of Directors and himself as the manager of the Association. Mr. Heaton chaired the meeting on behalf of the Association. Mr. Heaton explained the current status of members of the Board with the resignation of Pulte Homes representatives that occurred in August of 2005.

**Quorum:** The Association governing 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 49 lot owners represented either in person or by proxy. The quorum requirement was met.

**Proof of Notice:** Notice was mailed to the membership and 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 December 15, 2004, be approved as submitted; motion carried.

**Election of Three Directors for a two year term:** The names of Susan Ashmore, Doug Davis and Daron Hartvigsen were previously placed in nomination. Candidates and existing Board members present were 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 and the three nominated candidates were elected to the Board of Directors.

**Woodview at Bulverde Creek Homeowners Association  
Annual Meeting of the General Membership  
November 29, 2005  
Page 2**

**OLD BUSINESS:**

Mr. Heaton recapped discussions during the November 3, 2005 membership meeting for those that were not in attendance. New Business that was discussed previously: Membership Survey, Future of Greenbelts, Landscaping and Maintenance and Traffic Issues. Members present inquired on the details of the Fire Station 48 Greenbelt. Mr. Settle explained that this greenbelt was deeded to the Association by Pulte Homes. The Board has expressed concerns over the viability of keeping this greenbelt. There is a concern that this greenbelt may be part of Pulte Homes' water management plan and may have precluded construction of retention/filtering basin within Woodview itself. The Board has increased the line item of legal expenses in the 2006 budget in anticipation of complex legal issues being involved with this greenbelt.

Traffic Congestion and Parking was briefly discussed by the membership. Concerns again centered on the number of vehicles parked in the street at night limiting only one lane of traffic to pass. The situation also presents a safety issue for pedestrians and children playing. It was explained that the association has little if any authority over the streets in that they are public and fall under the domain of the city and City Statutes and Ordinances. The Association does monitor illegal parking, reminds homeowners of the law, and refers the problem to law enforcement as necessary.

**NEW BUSINESS:**

**Pet Ownership Responsibilities:** Mr. Heaton reminded the members of the City Compliance issues regarding pets. Pets should not be allowed to run freely and should always be on a leash and not allowed to create a noise nuisance.

**Committees:** Mr. Heaton asked for volunteers to sign up for committees. Members were needed to fill positions on the Architectural Control Committee, Communications Committee, Landscape Committee and Social Committee. Members discussed the possibility of creating a Citizens on Patrol Committee to address vandalism and possible crime issues in the community. In addition, members discussed having regularly scheduled Block Parties and community garage sales.

**Other Business:** It was asked if the Association could address solicitation in the community. Mr. Heaton explained that the Association has little authority given this is not a gated community. Suggestions were made to make funds available for a sign at the entrance that would indicate No Solicitation. In addition, it was suggested that a sign or signs be placed at the entrance of the subdivision informing the community of the next Membership Meeting to promote attendance.

It was asked if the Social Committee, if formed by the Board, would be responsible for a Community Directory of residents. The Board Members present responded favorably to this question. It was discussed that residents must be given the option to have their names, phone numbers or email addresses listed.

It was asked what the procedures and time lines were currently used to enforce violations in the community. Yard maintenance concerns were the main concern of the question asked. Mr. Heaton explained that he or a representative from AMS (Association Management Services) inspects the community twice a month. If during these inspections a violation, or for example a yard maintenance violation is documented, AMS would issue a Courtesy Letter to the owner of the lot on file. If the violation still exists on the next inspection, a Violation Letter is issued to the lot owner on file. If the violation still exists on the third inspection, then a final or second Violation Letter is issued via registered mail specifying dates of expected resolution. It would then fall to the Board of Directors to pursue and fund legal options. Mr. Heaton explained that some violations could take as much as six weeks to be resolved during these progressive steps of enforcement.

**Adjournment:** Mr. Heaton asked if there were any other new business or issues to be discussed. A motion was made and seconded and the meeting was adjourned at 7:45 p.m.

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Bob Bird, President

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Greg Heaton, Recording Secretary