

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
November 2, 2006**

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 Bulverde Creek Elementary School Cafeteria, 3839 Canyon Parkway, San Antonio, Texas 78249, pursuant to call by the President of the Association.

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

Directors Absent: None.

Also Present: Greg Heaton of Association Management Services.

Call to Order: The meeting was officially called to order at 7:10 p.m., the President being in the chair and the Recording Secretary present.

Introduction and Opening Remarks: During the registration Mr. Bird introduced the Board of Directors and himself as the President of the Association. Using a projection display on the wall, Mr. Bird gave a brief history and pointed out the location of the "Trojan Horse Property" that consists of 27.7 acres behind the new San Antonio Fire Station #48. Ms. Ashmore discussed what steps were taken at the Mayor's office and that the City of San Antonio agreed to accept donation of the property and pay closing costs associated with the donation of the land for a city park.

Quorum: The Association's 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 22 lot owners present and 6 by proxy. The quorum requirement was met and the meeting was properly constituted to conduct business.

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 November 29, 2005, be approved as submitted; motion carried.

Reports of Officers: Mr. Bird presented the Presidents Report that focused on Accomplishments this past year and Initiatives for next year.

Accomplishments included Holiday Security by off-duty SAPD officer, Traffic Survey by City, Street Striping, Common Grounds Maintenance, Back taxes paid by Pulte

Homes, Creek Bed Clean-up, Monument & Flag Pole relocation, Entry Fencing sealant & repairs, Graffiti Removal, and “Trojan Horse” property donation to City.

Initiatives for next year include Monument Entryway improvements (lighting, irrigation, landscaping), Community Website, Thicket Thinning of greenbelts along creek bed, Walking Trails, and Street Congestion.

The Association Administrator presented the proposed 2007 Budget and fielded questions from the Membership.

OLD & NEW BUSINESS:

Election of Two Directors to 2-year Terms: With this meeting, the names of the two incumbents appeared on the ballot. The Association Administrator opened the floor for additional nominations. No additional nominations were made. With two positions for election and two candidates, the vote was taken by acclamation. It was moved and seconded that the two incumbents be elected to fill the positions, each for a two year term. The motion carried and Bob Bird and Jeremy Settle were elected.

With the meeting starting late and a time limit on the meeting room, the President asked if there were any questions from the Membership. Additional questions were presented and discussed regarding the 27.7 acre tract behind the San Antonio Fire Station #48 referred to as the “Trojan Horse” property.

Door Prizes: A volunteer from the Membership drew tickets that were placed by each Member present at the meeting and gift cards ranging from \$50 to \$100 were awarded.

Adjournment: With the meeting time exhausted, the meeting was adjourned upon the last door prize awarded at 8 p.m.

Bob Bird, President

Greg Heaton, Recording Secretary