

**Minutes of the Annual Meeting of
The General Membership of the
Woodview at Bulverde Creek Homeowners Association
November 19, 2003**

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: James Zipprian.

Directors Absent: Bart Swider, Tim Stewart, Erik Jacobson, and Patricia Spangler.

Also Present: Steve Brown of Association Management Services.

Call to Order: The meeting was officially called to order at 6:35 p.m., the Secretary 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 was asked to chair the meeting for the Association.

Quorum: The Association documents require that 1/10 of each class of Membership be represented in person or by proxy. There is currently a total of 134 lots in the community, 13 represents a quorum. There were 48 builder lots, and 19 homeowner lots present either in person or by proxy. The quorum requirements were met.

Proof of Notice: Notice was mailed to the membership on November 3, 2003. All members present verified receipt of the notification.

Approval of Minutes: This being the first meeting of the Association, no prior minutes were available.

Election of Five Directors: The names of Bart Swider, Tim Stewart, James Zipprian, Erik Jacobson, and Patricia Spangler were previously placed in nomination. The floor was then opened for additional nominations. Santos Balleza was nominated from the floor. There being no further nominations from the floor, nominations were closed. All present were asked to cast their votes. The votes were then tabulated by volunteer Helen McCollum. Bart Swider, Tim Stewart, James Zipprian were elected for a three year term. Erik Jacobson, and Patricia Spangler were elected for a two year term.

Financial Report: The financial report was given by Mr. Brown. A spreadsheet report was furnished listing finances through September 30, 2003. The report showed income of \$11,599, expenses of \$3,649, and a net \$7,950 in the operating account. It was shared that this report, while it was the actual expense of the Association, was in no way indicative of what the actual expenses of the

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Association would be for a full year. The developer has been paying most of the initial expenses due to the age of the Association. Mr. Brown also explained that the budget for 2004 is currently being finalized and will be sent out to the membership along with the annual assessments for 2004. Questions were answered as they related to the finances.

NEW BUSINESS:

Open Forum: Mr. Zipprian stated that any warranty problems should be routed through Maurice. Problems with loud radios, workers starting too early, etc., please report these problems to the construction superintendent. Any work starting too early falls under the City of San Antonio's noise ordinance, and should be taken up with them if a problem arises. The police may also be contacted as this is considered a public nuisance.

It was emphasized that Pulte is committed to families, and will not condone speeding by any of their contractors. If speeding is observed please take the license plate number or name of the company, and contact the superintendent so that the appropriate action may be taken.

A question was asked about whether or not more street lights were planned. The street lighting plan is outlined by City Public Service (CPS). The plan was filed with CPS and the community is currently on the waiting list. Mr. Zipprian stated that it can take anywhere from eighteen to twenty-four months to have all of the lighting installed in the community.

A question was raised about whether there would be a recreation area. It was explained that a recreation area was never a part of the master plan. However, there is a green-belt area that is owned by the Association, that before leaving the community Pulte will meet with the Board of Directors and ensure that these areas are left in a good state, with all construction debris and damage being repaired. Other than that, these areas are to remain natural and undisturbed.

Currently the Phase III right of ways are going in. It is hoped that in sixty to ninety days construction will begin. With some luck it is hoped that construction will be complete in 2005.

It was asked if a four way stop sign could be installed at the intersection of Liatris Lane and Canyon Parkway. Mr. Zipprian explained that traffic flow and signage locations are determined by the City of San Antonio. He will however bring the problem to the City's attention and see if a four way stop may be obtained.

The stone sign in the entry of the community will have some sort of landscaping around it. It will probably be a type of xeriscape since water will not be made available at this location. A question was asked about whether the membership could be consulted about what goes down. Mr. Zipprian stated that any input would be considered, but that Pulte would make the final decision as to what is installed.

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Since homes will back up to the main parkway by way of the Phase III development, it was asked what type of fencing would be installed, since this fencing will be visible from the Parkway. Mr. Zipprian stated that this decision has not yet been decided, but that it will not be stone. In other communities where there is a similar situation a wooden fence with a top cap has been installed and this is one option currently being considered.

A question was asked about the sand bags in the drain along Canyon Parkway. Mr. Zipprian stated that these are installed to meet EPA guidelines. These bags are in place during the construction phase to capture debris and silt for the safety of the environment. The bags will be removed at a later date when construction winds down.

Mr. Zipprian offered that if anyone had any further items to give him a call at his office at (210) 496-2066.

Adjournment: There being no further business, the meeting adjourned at 7:48 p.m.

James Zipprian, Secretary

Steve Brown, Recording Secretary