

Bear Springs Trails Owners Association Annual Meeting Minutes

BSTOA Annual Member Meeting		
5.5.2018	11:00 a.m.	997 Bear Springs Trails, Pipe Creek, TX 78063
Meeting called by	Ray Nolen, Board President	
Type of meeting	BST Owners Association Annual Members Meeting	
Note taker	Andy Watson, Secretary	
Attendees:		
Ray Nolen, President	Clay Seale, Member (2 lots)	Rawlin & Rhonda Ray, Members (2 lots)
Vice President, vacant	Anna Keilholz, Member	Jan Serene, Member (4 lots)
Betty Serene, Treasurer	Joan Robinson, Member	Carl & Skeeter Schumann, Members
Andy Watson, Secretary	Terry McCown, Member	Donald Pace, Member
Flint Lemon, Member (2 lots + 2 proxies)	Blake Leibold, Member	Richard Robinson, Member
Pedro & Alicia Mendez, Members	Russ Liebold, Member	Dan & Chrissy Detwiler, Members (2 lots)
Agenda		
Call to Order		
Roll Call and Quorum Determination		
2017 Budget Report		
2018 Projected Expenses		
Board Member Election and Change in By-Laws concerning date of Annual Meeting		
Change in By-Laws concerning Chickens		
Open Forum		
Adjournment		
Topic: Call to Order, Quorum Determination & Financial Overview		
Presenter	Ray Nolen	
Key Points		
All individual members listed as attendees above were present. After welcoming those present and providing a handout of the slides, President Nolen introduced the BSTOA Directors, As members introduced themselves, during the BSTWSC meeting President Nolen dispensed with that, called the meeting to order, and determined that a quorum was present.		
Quorum Determination: There were 56 eligible owners in the Owners Association. Under the bylaws, only 1/3 or nineteen (19) lots need be present for a quorum. More than nineteen (19) lots were present or represented by proxy so a quorum was determined to exist for the purpose of conducting the meeting.		
Financial Overview		
Account Balances		
Account Balances		
- 12/31/2017 \$19,072.84		
- Current \$23,425.09		
- 12/31/2018 (projected) \$28,341.41		
2018 Projected balance takes into account 2018 Income/Expenses and all past due dues paid		
Topic: 2017 Budget Report		
Presenter	Ray Nolen	
Key Points		

President Nolen provided an overview of the 2017 budget:

Starting Balance \$ 25,839.76

Income (Dues + Interest) \$12,137.37
 Transfer Fees \$ 300.00
 Total Income \$12,437.37

Expenses
 Outside Contract Services \$ 5,189.09
 Bandera County \$ 275.20
 Utilities \$ 484.32
 Operations \$14,225.68
 Total Expenses \$19,204.20

$\$25,839.76 + \$12,437.37 = \$38,277.13 - \$19,204.29 = \$19,072.84$ (Dec 31, 2017 Balance)
 Starting + Income = Total - Expense = Ending

President Nolen broke out the expenses as follows:

2017 Detailed Expenses

Treasurer	\$ 2,400.00
Mowing	\$ 1,450.00
Road Repair	\$ 339.09
Contract Services: (Mowing, Road Repair, Treasurer)	\$ 4,189.09
 Utilities:	 \$ 484.32
Road Taxes	\$ 275.20
 Postage:	 \$ 176.22
Office Supplies and Printing:	\$ 234.80
Bear Springs Trails, LLC (loan pmt)	\$ 6,793.68
Insurance	\$ 1,516.00
Water Company Reimbursement	\$ 5,534.98
Operations:	\$ 14,255.68
Total Expenses 2017:	\$ 19,204.29

Action Items	Person Responsible	Deadline
No Actions for this Topic	N/A	N/A
Topic: 2018 Projected Expenses		
Presenter	Ray Nolen	
Key Points		

2018 Projected Expenses

Treasurer	\$2,400.00
Mowing	<u>\$1,500.00</u>
Contract Services: (Mowing, Treasurer)	\$3,900.00
Utilities:	\$ 490.00
Road Taxes	\$ 275.00
Postage:	\$ 175.00
Office Supplies and Printing:	\$ 80.00
Bear Springs Trails, LLC (loan pmt)	\$6,793.68 (28 months remaining on loan)
Insurance	<u>\$1,520.00</u>
Operations:	\$9,333.68
Road Fund	\$5,000.00 (Will remain in HOA account on separate ledger)
Total Projected Expenses 2018:	\$18,233.68

Member Question: What is the interest on the loan?
Response: Interest on the loan is 3%.

Member Question: What is the deficit spending and road fund.
Response: The road fund did not come out of the balance, it is just an amount that has been set aside in a separate ledger.

Action Items	Person Responsible	Deadline
No Actions for this Topic	N/A	N/A

Topic: BSTOA Board Member Elections	
Presenter	Ray Nolen and Andy Watson
Key Points	
President Nolen explained that there are three (3) Directors on the BSTOA Board. Andy Watson, Ray Nolen and Betty Serene agreed to stand for re-election. We received no additional nominations in advance of the meeting. President Nolen then queried members present at the meeting for any nominations including self-nominations. A member proposed that we re-elect Andy Watson, Ray Nolen and Betty Serene by acclamation. The proposal was seconded. There were no objections. It is also noted that when President Nolen asked for volunteers to fill officer positions there were none.	
Topic: Architectural Control Committee	
Presenter	Ray Nolen
Key Points	
President Nolen's term is up. Richard Robinson volunteered to fill the position.	
President Nolen requested an amendment to Article 12 of the By-Laws to delete "last Saturday in April" and substitute therefore "the first Saturday in May or other date as mutually agreed to with the Directors of Bear Springs Trails Water Supply Corp." The purpose behind the requested amendment is to more easily allow for joint annual meetings of BSTWSC and BSTOA. It requires a majority vote to change the bylaws of the water company. President Nolen called for discussion and/or objections. There were none, and so President Nolen called for a motion to approve the by-law amendment by acclamation. The motion was made, and seconded. There were no objections, and the motion to amend the by-law as written was approved.	
Topic: Covenant Amendment	
Presenter	Ray Nolen
Key Points	
Flint Lemon is proposing a change to the Covenant's to allow for Hens to be added to the list of approved livestock allowed in the subdivision. The current Restrictions state: Article II, Section 14: <u>Animal Husbandry</u>: Except as permitted in Article II above, no animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot; provided that dogs, cats or other common household pets of the domestic variety may be kept provided that they are not kept, bred or maintained for commercial purposes and provided that no more than two (2) of each type animal is kept. All pets shall be on leash(es) at all times except when they are confined within the premises on the Lot of the Owner. Pot-bellied pigs are not considered to be common household pets as defined by these Covenants, Conditions, and Restrictions. Proposed change: Article II, Section 14: <u>Animal Husbandry</u>: Except as permitted in Article II above and in AMENDMENT 1, no animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot; provided that dogs, cats or other common household pets of the domestic variety may be kept provided that they are not kept, bred or maintained for commercial purposes and provided that no more than two (2) of each type animal is kept. All pets shall be on leash(es) at all times except when they are confined within the premises on the Lot of the Owner. Pot-bellied pigs are not considered to be common household pets as defined by these Covenants, Conditions, and Restrictions. AMENDMENT 1 A person who wishes to keep or house chicken hens on his or her Lot, shall comply with ALL of the following requirements: (1) No person shall keep any rooster. (2) Keep no more than 6 chicken hens per lot. (3) The chicken coop plans and location of the chicken hen coop must be submitted and approved by the Architectural Control Committee. (4) A person shall not keep chicken hens until the main residence is built and the owner or renter is living full time in the residence. (5) A person shall not keep chicken hens in any location on the property other than in the rear yard. For purposes of this amendment, "rear yard" means that portion of a lot enclosed by the property's rear lot line and the side lot lines to the points where the side lot lines intersect with an imaginary line established by the rear of the main residence structure and extending to the side lot lines. (6) No coop shall be located closer than 15 feet to any property line of an adjacent	

property.

(7) The coop shall not be located closer than 30 feet to any residential structure on an adjacent property.

President Nolen indicated that an amendment to the covenants requires approval of at least 75% of the lots eligible to vote. 54 lots were eligible to vote; therefore, approval of the amendment would require 41 lots voting to approve. The proposed amendment would be defeated by a negative vote of 14 lots. During the Annual meeting there were 19 votes for approval, 6 for disapproval and 1 abstained. A motion was approved to solicit votes from the lots not represented at the meeting.

Action Items	Person Responsible	Deadline
Canvas all lot owners not present at meeting	Betty Serene	Until a determinative vote is reached

As there was no additional business the meeting was adjourned.



