

Bear Springs Trails Owners Association

2022 Annual Meeting Minutes

Serene Residence – 997 Bear Springs Trails, Pipe Creek, Tx 78063

May 7, 2022 @ 10:00am

Board of Directors

Present: Rhonda Ray – President (Elected Director)
Kurt Otto – Vice President (Appointed Officer)
Betty Serene – Treasurer (Elected Director)
Andy Watson – Secretary (Elected Director)

1. Call to Order:

The meeting was called to order at 10:00am. A quorum of lot owners was determined (19 lots required for quorum; 23 lots represented).

2. Board Meeting Minutes:

The May 1, 2021 Annual Meeting minutes were reviewed and approved.

3. Treasurer's Report:

The 2021 Budget and Expenses were provided and reviewed.

4. Statutory Changes to the Covenants:

The Texas Legislature made the following changes in 2021 to the laws regulating Homeowners Associations:

1. Percentage of lot owners required to amend covenants is capped at 67%.
2. Restrictions on Architectural Control Membership – A person cannot be on the Board of Directors AND the ACC. Additionally, a spouse of a Director cannot be on the ACC.
3. A lot owner cannot be denied the right to vote on Association business for being delinquent in their payment of dues.

5. Elections:

Board:

All three Board members, Rhonda Ray, Betty Serene, and Andy Watson were up for re-election this year.

No volunteers or write-in candidates were noted, and all three existing directors were re-elected by a unanimous vote. Kurt Otto indicated he would be interested in being appointed to the Board again, and the Board agreed to appoint him for another year.

ACC:

Mike Silva and Matt Osmak volunteered to fill the position vacated by Rawlin Ray due to the Statutory Changes made by the Legislature (family member of Board Member cannot serve on the ACC).

Matt Osmak (via his wife Karen) withdrew his name.

Mike Silva was confirmed by the Board of Directors.

6. Old Business:

Discussion and Vote on Metal Building Covenant Change –

The revision to the Covenants to allow metal out-buildings was discussed. It was approved to extend the voting on this topic for an additional 6 months to November 7, 2022, to allow time to contact the other lot owners not present at the Annual Meeting.

The results of the voting for the members present, or by proxy, are as follows:

Against = 12 For = 21

In order to amend the Covenants to allow metal out-buildings, 67% of the lot owners must vote "for allowing metal out-buildings", which is 40 "for" votes. If 40 "for" votes are not received, the Covenants will remain as-is, and metal out-buildings will not be permitted.

Front Entrance Update –

The upgrades/revisions to the neighborhood entrance will resume shortly. Rhonda Ray is looking for volunteers to assist with this effort. Xeriscape-type (drought tolerant) and deer-resistant plantings to be installed. Water/irrigation still needs to be established before planting will be begin.

Karen and Matt Osmak, Mike and Lisa Silva, and Terry McCowan volunteered to be added to the existing Landscape Committee.

7. New Business:

Increase to Monthly Assessment per lot and/or implementation of Special Assessment to raise funds for maintenance of roads –

The roads in the subdivision are owned by the HOA, but subject to taxes by Bandera County, similar to the taxes you pay for your property. Responsibility for maintenance of the roads is the Association's. When the subdivision was constructed, the developer did not contact Bandera County nor construct the roads to county standards, therefore the county is not willing to take over maintenance of the roads. The roads are chip seal and are the original roads put in

by the Developer. Some repairs and patching have been performed over the years, but many areas are showing wear and tear and there are several potholes.

Three possible courses of action were discussed:

1. Resurface the entire roadway system at one time (either now by getting a loan, or in the future when enough funds have been collected).
2. Resurface portions of the roadway system until the entire system is resurfaced (if funds are available).
3. Do not resurface but continue patching.

The Board of Directors is considering the following action:

1. Increase in monthly assessment from \$20/lot per month to \$30/lot per month (assessments have never increased since the formation of the Association).
2. Special assessment of \$100/lot per year. This action is allowed in the governing documents if being charged for a Capital Improvement and would have to be approved by the Board of Directors each year it would be in effect.
3. A combination of increased monthly assessment and yearly special assessment.

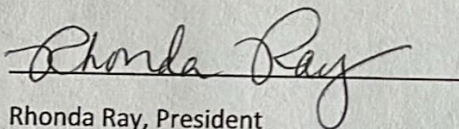
The Board will discuss and homeowners will be notified.

8. Next Meeting Date & Location

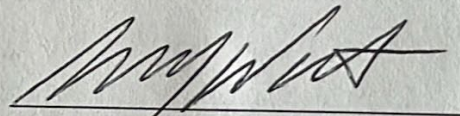
The next Annual Meeting of the Members will be held in May 2023. Date, time, and location to be forthcoming.

9. Adjournment:

There being no further business before the Board, the meeting was adjourned at 11:30 am.


Rhonda Ray, President

5/6/23
Date


Andy Watson, Secretary

5/6/2023
Date