

**Bear Springs Trails Owners Association**

**2023 Annual Meeting Minutes**

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

May 6, 2023 @ 10:00am

**Board of Directors**

**Present:** Rhonda Ray – President (Elected Director)

Betty Serene – Treasurer (Elected Director)

**Absent:** Andy Watson – Secretary (Elected Director)

Kurt Otto – Vice President (Appointed Officer)

**1. Call to Order:**

The meeting was called to order at 10:00am. A quorum of lot owners was not met (20 lots required for quorum; 19 lots represented). The meeting was still held for informational purposes, as no voting was to be conducted during this meeting. Introduction of Board of Directors/Officers and Architectural Control Committee members were made.

**2. Board Meeting Minutes:**

The May 7, 2022 Annual Meeting minutes were reviewed and approved.

**3. Treasurer's Report:**

The 2022 Budget and Expenses were provided and reviewed.

**4. Solicitation for Board Officer and Architectural Control Committee Volunteers:**

**Board:** The current three Directors serve two-year terms and were elected in 2022, so no election is required this year. The Directors appoint one Officer each year and asked for a Volunteer to be an Officer of the Board. Karen Osmak volunteered to be appointed as Vice President.

**Architectural Control Committee (ACC):** The following are the expiration years (as of the date of the Annual Meeting each year) for the ACC members:

Wendell White: term expires in 2024

Mike Silva: term expires in 2025

Duke Todd: term expires this year (2023)

There were no new volunteers for the ACC. Duke Todd agreed to be appointed for another three-year term (term will expire in 2026).

#### 5. Old Business:

- **Final Vote on Metal Out-Building Covenant Change –**

Last year's proposed revision to the Covenants to allow metal out-buildings was discussed. Voting was extended for an additional 6 months to November 7, 2022, to allow time to contact the other lot owners not present at the 2022 Annual Meeting.

Final results of the voting:

Against = 13                      For = 32                      No Vote = 15

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. 40 "for" votes were not received, so the Covenants will remain as-is, and metal out-buildings will not be permitted.

- **Front Entrance Update –**

Some upgrades to the neighborhood entrance were made this past year: A small, covered building was constructed to replace the former decaying fence that was around the well tank (to protect the tank and irrigation timers) and an irrigation system was installed and is ready for use as soon as plants are installed. The installation of plants has been postponed due to the drought and watering restrictions. Rhonda Ray is looking for volunteers to assist with keeping weeds at bay and to assist with Xeriscape-type (drought tolerant) and deer-resistant plantings as soon as watering is allowed.

- **Increase to Monthly Assessment per lot and implementation of Special Assessment to raise funds for maintenance of roads.**

The Board conducted a Special Meeting of the members on November 28, 2022, and voted to:

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. Implement a 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.

The Board voted for these for the year 2023 and homeowners were notified.

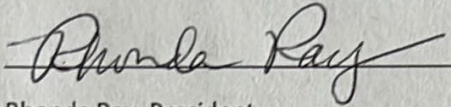
Potholes will continue to be addressed/repared on an annual or semi-annual basis. The Board will consider: 1.) getting a loan for the entire subdivision's road resurfacing (or possibly resurfacing of the worst areas first), or 2.) whether we should wait to resurface the entire subdivision after enough funds have been saved.

#### 6. Next Meeting Date & Location

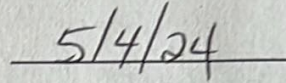
The next Annual Meeting of the Members will be held in May 2024. Date, time, and location to be forthcoming.

7. Adjournment:

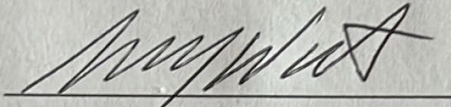
There being no further business before the Board, the meeting was adjourned at 11:00 am.



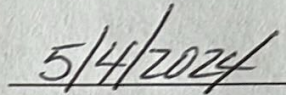
Rhonda Ray, President



Date



Andy Watson, Secretary



Date