

Bear Springs Trails Owners Association

2024 Annual Meeting Minutes

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

May 4, 2024 @ 10:00am

Board of Directors

Present: Rhonda Ray – President (Elected Director)
Betty Serene – Treasurer (Elected Director)
Andy Watson – Secretary (Elected Director)

Absent: Karen Osmak – 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; 29 lots represented). The quorum was achieved. Introduction of Board of Directors/Officers and Architectural Control Committee members were made.

2. Board Meeting Minutes:

The May 6, 2023 Annual Meeting minutes were reviewed and approved by unanimous decision of those present.

3. Treasurer's Report:

The 2022 Budget and Expenses were provided and reviewed. Additional details were provided as follows:

- Only 9 lots have not yet paid the yearly dues
- There are additional Certificate of Deposits (CD's) that will be maturing soon and the proceeds of these will be re-invested into new CD's.
- In the "Expenses" column, CD's (road fund) are listed. This is not actually a loss. When a CD matures, Jefferson Bank automatically places the proceeds back into the HOA checking account. This money is then taken from the checking account and re-invested into a new CD.
- In the "Expenses" column, Bandera Co. road taxes is a line item, which some members present asked why then does the County not maintain the subdivision roads. The explanation is that because the subdivision roads are private property, taxes are levied on these similar to the Property Taxes you pay on your home and property. However, in lieu of the residents paying this tax, the HOA covers it.

- A slide titled “Road Fund” was also presented. It shows the increase in funds in the account from its inception in 2019 until the end of 2023. Between 2022 and 2023 the account increased in value \$23.5K, which is roughly \$18K more than previous years. This is due mainly to increasing the Annual Dues from \$20/Month/Lot to \$30/Month/Lot as well as the \$100/Year/Lot Special Assessment.

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 all 3 were up for re-election. There were no new volunteers seeking to be a Director and all 3 current Directors expressed their willingness to serve another term. The members present voted unanimously to re-appoint Rhonda Ray, Betty Serene, and Andy Watson to another two-year term.

The Directors appoint one Officer each year and asked for a Volunteer to be an Officer of the Board. Karen Osmak declined to serve another term and Matt Osmak volunteered to be appointed as Vice President for 2024.

At a Meeting of the Board of Directors directly after the Annual Meeting, Matt was unanimously approved as an Officer and 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 in 2026

There were no new volunteers for the ACC. Wendell White agreed to be appointed for another three-year term (term will expire in 2027).

5. Old Business:

- **Front Entrance Update –**

Some upgrades to the neighborhood entrance were made this past year, and additional improvements are planned to be made.

- The area has been cleaned up and weeded, however due to the ongoing water restrictions no new plantings have been made.
- Repairs to the Lighting and Irrigation have been made by Ray Nolen. There is additional capacity to the irrigation system to add additional heads in the future. Additional lighting is also planned, including a light at the rear of the structure to illuminate the rock wall for driver safety.
- Volunteers for the 2024 Landscaping Committee are as follows:
 - Janet Neeper
 - Rhonda Ray

- Karla Todd
- Matt Osmak
- Joan Robinson
- Laurence & Brad Turner
- Flint & Claudia Lemon

- **Roadwork Update –**

Potholes will continue to be addressed/repaired 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 2025. Date, time, and location to be forthcoming.

7. Adjournment:

There being no further business before the Board, the meeting was adjourned at 10:33 am.

Rhonda Ray, President

Date

Andy Watson, Secretary

Date