

VOLUNTEERS FOR LANDSCAPING COMMITTEE

<u>NAME</u>	<u>PHONE NUMBER</u>	<u>ADDRESS</u>	<u>EMAIL</u>
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Janet Neeper

Rhonda Ray

Karla Todd

Matt Osmek

Joan Robinson

Laurence + Brad Turner

Flint + CLAUDIA LEMON

VOLUNTEERS FOR HOA OFFICER POSITION

<u>NAME</u>	<u>PHONE NUMBER</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Matt Osmak	858-442-0752	71667	matt@ mattosmak.com

NOMINATIONS FOR HOA DIRECTOR POSITION

<u>NAME</u>	<u>PHONE NUMBER</u>	<u>ADDRESS</u>	<u>EMAIL</u>
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5.2.24 [Date]

Bear Springs Trails Owners Association

P.O. Box 63322

Pipe Creek, TX 78063-3322

If you are unable to attend the BSTOA meeting and would like to select a representative to vote on your behalf, please complete the proxy below and either (1) mail it to the BSTOA's PO Box to arrive no later than May 2, 2024; (2) provide it to the person who will be attending the meeting on your behalf; (3) leave it under the Serene's front door mat (997 Bear Springs Trail); or (4) email a copy to jan.serene@att.net.

PROXY

This is to certify that the undersigned, a voting member of Bear Springs Trails Owners Association, designates Rhonda Ray [Printed Name of Proxy] as his or her representative to cast all votes and express all approvals or disapprovals that said member may be entitled to cast or express at the annual meeting of Bear Springs Trails Owners Association, to be held on May 4, 2024, in the same manner, to the extent and with the same effect as if the BSTOA member were personally present. In no event shall this proxy be valid after the annual meeting for which it is given.

The Proxy shall have the full power, as the member's substitute, to represent the BSTOA member and vote on all issues and motions that are properly presented at the meeting for which this designation of proxy is effective. The Proxy shall have the authority to vote entirely at the discretion of the Proxy. Provided, however with respect to the following issue(s) the Proxy shall vote as stated:

Board of Directors Election (Vote for three)

✓ SK Rhonda Ray

✓ CS Betty Serene

✓ SN Andy Watson

_____ (Write-In)

_____ (Write-In)

_____ (Write-In)

This proxy shall be revocable, at any time, at the request of the undersigned voting member.

Lisa Silva MS [Signature]

Lisa Silva Mike Silva [Printed Name of Member]

28 Apr 2024 [Date]

**Bear Springs Trails Owners Association
P.O. Box 63322
Pipe Creek, TX 78063-3322**

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PROXY

This is to certify that the undersigned, a voting member of Bear Springs Trails Owners Association, designates Jan Serene [Printed Name of Proxy]

as his or her representative to cast all votes and express all approvals or disapprovals that said member may be entitled to cast or express at the annual meeting of Bear Springs Trails Owners Association, to be held on May 4, 2024, in the same manner, to the extent and with the same effect as if the BSTOA member were personally present. In no event shall this proxy be valid after the annual meeting for which it is given.

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Board of Directors Election (Vote for three)

X Rhonda Ray

X Betty Serene

X Andy Watson

_____ (Write-In)

_____ (Write-In)

_____ (Write-In)

This proxy shall be revocable, at any time, at the request of the undersigned voting member.

Janet Neeper [Signature]

Janet Neeper [Printed Name of Member]

5/1/2024 [Date]

____ (Write-In)

____ (Write-In)

This proxy shall be revocable, at any time, at the request of the undersigned voting member.

[Signature] (Signature)

Kyle Ingle (Printed Name of Member)

5/14/24 (Date)



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Pipe Creek, TX 78063-3322

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PROXY

This is to certify that the undersigned, a voting member of Bear Springs Trails Owners Association, designates

Kyle Ingle (Printed Name of Proxy)
 as his or her representative to cast all votes and express all approvals or disapprovals that said member may be entitled to cast or express at the annual meeting of Bear Springs Trails Owners Association, to be held on May 4, 2024, in the same manner, to the extent and with the same effect as if the BSTOA member were personally present. In no event shall this proxy be valid after the annual meeting for which it is given.

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Board of Directors Election (Vote for three)

☒ Rhonda Ray

☒ Betty Serene

☒ Andy Watson

____ (Write-In)

Bear Springs Trails Owners Association

P.O. Box 63322

Pipe Creek, TX 78063-3322

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PROXY

This is to certify that the undersigned, a voting member of Bear Springs Trails Owners Association, designates SIR ANDY WATSON [Printed Name of Proxy]

as his or her representative to cast all votes and express all approvals or disapprovals that said member may be entitled to cast or express at the annual meeting of Bear Springs Trails Owners Association, to be held on May 4, 2024, in the same manner, to the extent and with the same effect as if the BSTOA member were personally present. In no event shall this proxy be valid after the annual meeting for which it is given.

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Board of Directors Election (Vote for three)

☒ Rhonda Ray

☒ Betty Serene

☒ Andy Watson

_____ (Write-In)

_____ (Write-In)

_____ (Write-In)

This proxy shall be revocable, at any time, at the request of the undersigned voting member.

 [Signature]

BLAKE Liebold [Printed Name of Member]

5/3/24 [Date]

Bear Springs Trails Owners Association
P.O. Box 63322
Pipe Creek, TX 78063-3322

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PROXY

This is to certify that the undersigned, a voting member of Bear Springs Trails Owners Association, designates Andy Watson [Printed Name of Proxy] as his or her representative to cast all votes and express all approvals or disapprovals that said member may be entitled to cast or express at the annual meeting of Bear Springs Trails Owners Association, to be held on May 4, 2024, in the same manner, to the extent and with the same effect as if the BSTOA member were personally present. In no event shall this proxy be valid after the annual meeting for which it is given.

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Board of Directors Election (Vote for three)

☒ Rhonda Ray
☒ Betty Serene
☒ Andy Watson

_____ (Write-In)

_____ (Write-In)

_____ (Write-In)

This proxy shall be revocable, at any time, at the request of the undersigned voting member.

[Signature] [Signature]

Kurt Otto [Printed Name of Member]

5-3-24 [Date]

22 2⁹ LOTS REPRESENTED

START @ 10am STOP @ 10:33 5/4/24



Welcome to the 2024 Annual Meeting of the Bear Springs Trails Owners Association

1

BSTOA Agenda

- Welcome and introduction of Board of Directors/Officers/ACC
- Quorum Determination
- Approval of 2023 Annual Meeting Minutes
- Financial Overview
- 2023 Budget
- Directors' Election/Solicitation for Officer or Architectural Control Committee Volunteers
- Old Business – Update on Subdivision Entrance Improvements and Landscaping Committee Volunteers
- New Business and Open Forum
- Adjournment

2

Introductions

➤ Board of Directors

- Rhonda Ray
- Andy Watson
- Betty Serene

➤ Officers

- President: Rhonda Ray
- Vice President: Karen Osmak
- Secretary: Andy Watson
- Treasurer: Betty Serene

DIR. APPOINT OFFICERS

➤ Architectural Control:

- Mike Silva → CHAIR PERSON
- Wendell White → UP FOR RE-ELECTION
- Duke Todd

3

Quorum Determination & Approval of 2023 Annual Meeting Minutes

➤ Quorum is met by 1/3 of eligible lots present or represented

- 60 lots in subdivision
- $60 \times \frac{1}{3} = 20$

29 LOTS REP → QUORUM MET

➤ 20 lots represented needed to constitute a Quorum. Do we have a Quorum?

➤ Are there any amendments or objections to approval of the 2023 Annual Meeting Minutes?

JAN 1st
JOAN 2nd → APPROVED

4

Financial Overview

Checking Account Balances

Account Balances

- 01/01/2023	\$16,704.87
- 12/31/2023	\$10,688.30
- Current (4/30/24)	\$21,058.87

Certificates of Deposit Balances - 12/31/2023 \$46,648.86
04/30/2024 \$57,259.86

2024 Special Assessment - \$4,850 of \$6,000 total has been collected thus far representing total or partial payments on 51 out of 60 lots.

\$100/LOT

9 LOTS HAVE NOT PAID YET.

MORE CD'S ARE GETTING
READY TO MATURE. THESE
WILL BE REINVESTED.

5

2023 Budget → LAST YEARS BUDGET

Starting Balance	\$16,704.87
Income (Dues, Assessments & CD rollovers)	\$36,264.81
Transfer Fees	\$ 0.00
Total Income	\$36,264.81

Expenses

Contract Services	\$ 2,800.00
Bandera County road taxes	\$ 625.40 (for 2023)
Utilities	\$ 358.97
CD's (road fund)	\$ 33,701.61
Operations	\$ 4,795.40
Total Expenses	\$ 42,281.38

$$\$16,704.87 + \$36,264.81 = \$52,969.68 - \$42,281.38 = \$10,688.30$$

Starting + Income = Total - Expenses = 12/31/23 Checking Balance

NOT A LOSS. WHEN CD MATURES,
IT GOES INTO CHECKING ACCT
WHICH IS THEN TAKEN OUT &
RE-INVESTED

6

HOA TRAYS TAKES ON THE ROAD SINCE PRIVATE PROPERTY, SIMILAR
TO PROPERTY TAX ON YOUR HOUSE. COUNTY DOES NOT MAINTAIN
SINCE PRIVATE.

2023 Expenses

2023 Detailed Expenses (including CD's)

Treasurer	\$ 2,400.00
Mowing	\$ 400.00
Bandera County Road taxes	\$ 625.40
Utilities:	\$ 358.97
Repairs/Maintenance	\$ 2,533.26
Postage/P.O. Box renewal	\$ 98.00
Web renewal	\$ 430.14
CD's	\$ 33,701.61
Insurance (for 2023)	\$ 1,734.00
Total Expenses 2023:	\$ 42,281.38

7

Road Fund

<u>End of Calendar Year</u>	<u>Fund Total</u>
2019	\$ 8,396.00
2020	\$14,056.31
2021	\$19,649.65
2022	\$23,127.82
2023	\$46,648.86

INCREASE IN ASSESSMENT from 20 to 30 / LOT +
100 PER LOT SPECIAL ASSESSMENT

8

Directors' Election/Officer Volunteers/ACC Volunteers

Board of Directors

3 Directors (serve two-year terms and were elected in 2022 by the OA members). The three Directors are standing for re-election. No [or] nominations for new Directors were received before the meeting. Are there any nominations from the floor? If so, we will conduct a written vote. If none, is there a motion to re-elect the current Directors?

The Board appoints the officers and the Architectural Control Committee (ACC) members:

- ✓ President
- ✓ Vice President
- ✓ Treasurer
- ✓ Secretary
- ✓ ACC members

No Volunteers

JANIST

RAWICKI 2ND

→ APPROVED TO KEEP CURRENT DIRECTORS

MATT OSMAKAT WILL TAKE KAREN'S OFFICER POSITION

The Board of Directors set up the ACC so that 3-year terms are served on a staggered cycle with one committee member position open for a new volunteer each year. Vacancy to fill this year is Wendell White's as his term expires at this meeting (2024). Mike Silva's term expires in 2025, and Duke Todd's expires in 2026.

- ✓ Are there any volunteers who would like to be considered to join the ACC or be considered for an officer position to be appointed by the Board of Directors?

9

→ NO VOLUNTEERS. WENDELL NEW 3YR TERM

Old Business

➤ Old Business

Update on Improvements to the Subdivision Entrance

Volunteers for Landscape Committee

- STILL ON WATER RES, THIS IS WHY NO NEW PLANTINGS
- IRR + LIGHTING REPAIRED + NOW IN CONSTRUCTION. STILL GOING TO ADD SOME ADDITIONAL LIGHTS + A LIGHT AT THE BACK TO ILLUMINATE LIGHTS @ THE BACKSIDE.

- WATER RESTRICTIONS AS PRESCRIBED BY BOUND. CO. IS ADDED ONTO WATER BILLS FOR EVERYONE'S INFORMATION.

New Business/Open Forum

➤ New Business/Open Forum

NO NEW BUSINESS

11

11

Adjournment

Motion to close the annual meeting

3rd 1st

RAWLIN 2ND →

11:01am

wendell W. Numan on ACC

12 B.O.D. meeting @ 10:57AM → 10:58

AWAY FROM THE PRESENT
BETTY

(CONT)

→ UNANIMOUS APPROVAL OF MATT AS V.P.

SAME DIRECTOR POSITIONS FOR
OFFICER CURRENT DIRECTORS⁶

CORPORATE TRANSPARENCY ACT

1st MIDDLE LAST

D.O.B

ADDRESS

Copy FRONT+BACK OF TDL

TO JIN

11:03am FWA

Bear Springs Trails Water Supply Corp, Inc

Customer Contact List

May 3, 2024

Customer	Bill to	Main Phone	email
Andrew Boger	Andrew Boger 1909 Bear Springs Trail Pipe Creek, TX 78063	530-434-3877	
Andy & Melissa Watson	Andy & Melissa Watson 1542 Bear Springs Trail Pipe Creek, Tx 78063 Meter #8520009	281-831-4489	AWATSON@VANCOUVER.COLORED.COM
Blake Liebold	Blake Liebold P.O. Box 63885 Pipe Creek, TX 78063 Meter Number 10369889	210-422-3856	HOA PROXY
Bradley Turner	Bradley & Laurence Turner 1408 Bear Springs Trail Pipe Creek, Tx 78063	707-365-2972	AT
Carl & Mary Schumann	Carl & Mary Schumann 536 Bear Springs Trail Pipe Creek, Tx 78063 Meter #10803990	210-854-5832	
Chad & Cresta Marietta	Chad & Cresta Marietta 600 Bear Springs Trail Pipe Creek, Tx 78063 Meter #4431899	210-861-8806	
Chrissie Drysdale	Chrissie Drysdale P.O. Box 63857 Pipe Creek, Tx 78063	210-488-7881	
Clay & Karla Seale	Clay & Karla Seale 142 Bear Springs Trail Pipe Creek, Tx 78063 Meter #3225416	210-563-1302	HOA PROXY - 2 LOTS
Clifton & Lauren Tierney	Clifton & Lauren Tierney P.O. Box 64135 Pipe Creek, Tx 78063 Meter #11228339	936-615-6686	
Cody & Leather Brice	Cody & Leather Brice 226 Meadow Ridge Court Pipe Creek, Texas 78063 meter # 11126308	210-237-9104	
David and Amanda Vance	David & Amanda Vance 1258 Bear Springs Trail Pipe Creek, Tx 7063	309-275-7848	
Donald and Clara Owens	Donald and Clara Owens PO Box 63869 Pipe Creek, TX 78063 Meter No: 2003559	409-781-3054	
Donald Pace	Donald Pace 551 Bear Springs Trail Pipe Creek, Tx 78063	713-376-2426	
Duke Todd	Duke Todd 1584 Bear Springs Trail Pipe Creek, TX 78063 Meter #52025038	281-414-6717	DOT
Flint & Claudia Lemon	Flint & Claudia Lemon 657 Bear Springs Trail Pipe Creek, Tx 78063 Meter #3491728	830-446-9444	Claudia Lemon 3 LOTS Flint and Claudia Lemon email.com
Jan & Betty Serene	Jan & Betty Serene P.O Box 63479 Pipe Creek, Tx 78063 Meter #88785793	830-688-2180	4 LOTS
Jeffrey, Neeper	Jeffrey and Janet Neeper 1864 Bear Springs Trail Pipe Creek, Tx.	210-992-2254 - H	HOA PROXY
Joan Robinson	Joan Robinson 229 Meadow Ridge Court Pipe Creek, Tx 78063 Meter #65711563	713-858-3082	WJR
Joel Fontenot-Amedee	Joel Fontenot-Amedee 1964 Bear Springs Trail Pipe Creek, TX 78063	505-250-4891	(Brooke) JFX
Kimberly Murphy	Kimberly Murphy PO Box 63505 Pipe Creek, TX 78063	210-259-1910	
Kurt Otto	Kurt Otto PO Box 63222 Pipe Creek, TX 78063	210-557-0959	HOA LOT
Kyle Ingle	Kyle Ingle 914 Bear Springs Trail Pipe Creek, TX 78063 Meter: 92657846	210-240-9169	HOA PROXY
Lisa Karp/Wendell White	Lisa Karp/Wendell White 412 Bear Springs Trail Pipe Creek, Tx 78063 Meter #4258829	325-656-4226	W.W.
Matthew Michalec	Marshall Michalec 1744 Bear Springs Trail Pipe CREEK, tX 78063	210-760-1968	
Matthew Osmak	Matthew Osmak 1667 Bear Springs Trails Pipe Creek, Tx 7863	858-442-0752	MO
Melanie Stewart	Melanie Stewart 1274 Bear Springs Trail Pipe Creek, Tx 78063	713320-3537	Mhs
Mike & Lisa Silva	Mike & Lisa Silva 1456 Bear Springs Trail Pipe Creek, TX 78063	210-685-4221	HOA PROXY
Paul & Kathy Kendrick	Paul & Kathy Kendrick P.O. Box 63261 Pipe Creek, TX 78063	936-615-4277	
Pedro Mendez	Pedro Mendez 2019 Indian Meadow Drive San Antonio, TX 78230	210-240-9925	

Bear Springs Trails Water Supply Corp, Inc
Customer Contact List
May 3, 2024

Customer	Bill to	Main Phone	email
Ray & Anne Nolen	Ray & Anne Nolen 302 Bear Springs Trail Pipe Creek, Tx 78063 Meter #8421250	830-688-3100	Ray.nolen@sbcsd.com
Ray, Rawlin and Rhonda	Rawlin and Rhonda Ray Pipe Creek, Tx 78063-4128 1082 Bear Springs Trail, PO Box 4128	281-690-7708	Rhonda.ray10@gmail.com
Robert & Laura Klein	Robert & Laura Klein 505 Bear Springs Trail Pipe Creek, Tx 78063 Meter # 65869482	830-569-7088	
Robert Fix	Robert & Jeanne Fix PO Box 9 Pipe Creek, Tx 78063	512-560-5930	
Roger Waid		210-485-9749	
Russ Liebold	Russ Liebold P.O. Box 305 Pipe Creek, TX 78063	210-394-2191	ppd
Shannon & Michael Morgan	Shannon & Michael Morgan 1388 Bear Springs Trail Pipe Creek, Tx 78063 Meter #52024890	210-393-3855	
Shawn Adams	Shawn & Melinda Adams 122 Twisting Oak Court Pipe Creek, TX 78063	210-823-1295	
Steve Vance;	Steve & Felicia Vance 1274 Bear Springs Trail Pipe Creek, Tx 78063	s - 210-288-7043	
Terry & Debra McCown	Terry McCown 21150 Marlin Hills San Antonio, TX 78259 Meter # 10804015	210-497-7759	gm
Tracy Serene	Tracy Serene 1877 Bear Springs Trail Pipe Creek, Tx 78063 Meter #52024866	678-777-0985	ST MSC Proxy
Valentine Maldonado	Valentine Maldonado Lupe Cline PO Boc 614 Helotes, Tx. 78023	210-355-6448	
Victor & Sarah Salinas	Victor and Sarah Salinas 1274 Bear Springs Trail Pipe Creek, TX 78063	512-228-6610 (v)	

Doug Vance

509 278 7848