



Welcome to the 2026 Annual Meeting of the Bear Springs Trails Owners Association

BSTOA Agenda

- **Welcome and introduction of Board of Directors/Officers/ACC**
- **Quorum Determination**
- **Approval of 2025 Annual Meeting Minutes**
- **Financial Overview**
- **2025 Budget**
- **Director, Officer, Architectural Control Committee Positions, Directors' Election**
- **Old Business – Update on Subdivision Entrance Improvements and Discussion of Road Maintenance Plan**
- **New Business and Open Forum**
- **Adjournment**

Introductions

➤ Board of Directors

- Andy Watson
- Betty Serene
- Mike Morgan

➤ Officers

- President: Andy Watson
- Vice President: Mike Morgan
- Secretary/Treasurer: Betty Serene

➤ Architectural Control Committee:

- Mike Silva
- Pedro Mendez
- Duke Todd

Quorum Determination & Approval of 2025 Annual Meeting Minutes

- **Quorum is met by 1/3 of eligible lots present or represented**
 - **60 lots in subdivision**
 - **$60 \times 1/3 = 20$**
- **20 lots represented needed to constitute a Quorum. Do we have a Quorum?**
- **Are there any amendments or objections to approval of the 2025 Annual Meeting Minutes?**

Financial Overview

Checking Account Balances

01/01/2025 Balance	\$15,480.55
- Income – Dues & Assessment	\$23,913.92
- Transfer Fees	<u>\$ 100.00</u>
- Total Income in Checking	\$24,013.92
- Total Expenses from Checking	\$25,604.17
12/31/2025 Balance	\$13,890.30
- Current Balance (4/30/26)	\$ _____

01/01/2025 Checking Balance + Total Income – Total Expenses = 12/31/2025 Checking Balance
 $\$15,480.55 + \$24,013.92 - \$25,604.17 = \$13,890.30$

Certificates of Deposit Balances -	01/01/2025	\$64,570.22
	12/31/2025	\$77,022.82
	04/30/2026	\$

2025 Expenses

2025 Detailed Expenses

Treasurer	\$ 2,400.00
Mowing	\$ 0.00
Fire Department Fee	\$ 45.00
County Road taxes (paid in 2026)	\$ 0.00
Electricity	\$ 387.43
Repairs/Maintenance	\$ 7,911.31
P.O. Box renewal	\$ 106.00
QuickBook renewal	\$ 1,888.34
CD's	\$ 10,039.44
Insurance	\$ 1,972.99
Internal Revenue Service	\$ 853.66
Total Expenses 2025:	<u>\$ 25,604.17</u>

Road Fund (CDs)

<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
2024	\$64,570.22
2025	\$77,022.82

Director, Officer, and ACC Positions

Board of Directors are at the end of their two-year terms. The current Directors are willing to continue their service for another 2-year term. Are there any nominations to replace any of the current Directors? If there are no nominations, is there a motion to re-elect the current Directors by acclamation? If there are any nominations, we will proceed with the election.

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

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

Does anyone wish to be considered by the Board of Directors for an 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. The vacancy to fill this year is Duke Todd's as his term expires at this meeting (2026). He has volunteered to serve until 2029, if needed. Pedro Mendez's term expires in 2027. Mike Siva's term expires in 2028. Would anyone like to be considered to replace Duke Todd?

Old Business

➤ Old Business

**Update on Improvements to the Subdivision
Entrance**

Road Maintenance Plan

New Business/Open Forum

➤ **New Business/Open Forum**

Adjournment

Motion to close the annual meeting