# Bear Springs Trails Water Supply Corporation 2022 Annual Meeting Minutes

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<b>BSTWSC Annual M</b>	ember Meeting											
Date/Time: 5/7/202												
Meeting called by:	Jan Serene, Board President											
Type of meeting:	BST Water Supply Corporation Annual Members Meeting											
Note taker:	Flint Lemon, Secretary											
Attendees:	Jan Serene, President; jan.serene@att.net 830-510-4282											
	Andy Watson, Vice President; <a href="mailto:awatson@vaughnconstruction.com">awatson@vaughnconstruction.com</a> 281-831-4489											
	Betty Serene, Treasurer, betty.serene@att.net 830-510-4284											
	Flint Lemon, Secretary, flint claudia@att.net 830-446-9444											
	Duke Todd, Director, duktd@hotmail.com 281-414-6717											
	201 111 0/1/											
	See attached Attendance Sheet for member attendance.											
	and attendance.											
AGENDA												
Call to Order												
Quorum Determinat	ion											
Approval of 2021 An	nual Meeting Minutes											
Brief History of BSTV	VSC											
2021 Budget Report												
System Repairs and	Upgrades											

System Repairs and Opgrade

**Board Member Election** 

Open Forum

Review of Calendar and Follow-up Actions

Adjournment

# Topic: Call to Order, Quorum Determination, and Brief BSTWSC History

Presenter: Jan Serene

#### **Key Points:**

- All members listed as attendees above were present. President Serene called the meeting to order, welcomed all those attending, presented the agenda for the meeting, and then determined that a quorum was present. President Serene notified members to please respect social distancing due to the pandemic and that the slides for the annual meeting were on the web site for viewing during the meeting.

Quorum Determination: Under the bylaws, 10% or five (5) members need be present for a quorum.

More than five (5) were present so a quorum was determined to exist

- President Serene presented the 2021 Annual Meeting Minutes. Minutes were approved
- President Serene provided a brief history of the BSTWSC to the members (See 2021 Annual Meeting Slides)

President Serene briefed that the new backup generator had been installed and that it ran on propane and that it automatically performed weekly self-tests.

Action Items: Person Responsible Deadline NONE

### **Topic: 2021 Budget Report**

# Presenter: Jan Serene

#### **Key Points:**

President Serene provided an overview of the 2021 budget:

Starting Balance \$34,391.76 Income \$23,785.31 \* Total \$58,177.07

Expenses:

Meter Reading \$ 750.00

Facilities and Equipment \$ 16,503.00

Operations \$12,002.10

Total Expenses \$29,255.10

\$34,391.76+ \$23,785.31 = \$58,177.07 -\$29,255.10 = \$28,921.97 (December 31 2021 Balance)

Starting +Income = Total -Expense = Ending

\*Represents 39 water customers out of 51 Lot owners. Three additional meter was installed in 2021.

President Serene broke out the expenses which can be seen on the 2021 Annual Meeting Slides.

Action Items:	Person Responsible	Deadline
NONE		Deddine
Presenter: Ian Sarana		

#### Presenter: Jan Serene

#### **Key Points:**

President Serene briefed that overall the Water Company was doing well and have been able to increase the overall funds.

Action Items:	Person Responsible	Deadline
NONE		2 ddillie

# **Topic: System Repairs and Upgrades**

## Presenter: Jan Serene

#### **Key Points:**

- President Serene reviewed the Systems Repairs and Upgrades to date slides. He went over the latest repairs and upgrades to the system along with upgrades under consideration. See Annual slides for specifics.
- President Serene briefed the planned upgrades for 2022 and beyond
  - Putting the alternator for the main pressure water pumps back into service
  - o Installing a new electronic metering system in the future
    - Several questions were asked regarding the electric metering system which President Serene answered.
    - A question was asked regarding the water pressure in the system. Mr. Watson briefed that the average pressure was around 105 psi at the well house.
    - Mr. Watson also briefed that the required TCEQ water testing was done on a monthly basis.

<ul> <li>Mr. Serene briefed th</li> </ul>	nat the system was flushed on a	monthly basis
Action Items:	Person Responsible	Deadline
NONE		33411110
Topic: Board Member Elections		
Presenter: Jan Serene		
Key Points:		
- Board Members serve three-year te	rms	*
Mr. Duke Todd's has expired and is s	seeking re-election.	
Mr. Serene asked if there were any o	other nominations. None were	received.
A vote was conducted and the result	s were as follows:	
Duke Todd was elected to serve a th	ree year terms as one of the Di	rectors
action Items:	Person Responsible	Deadline
NONE	Person Responsible	Deadline
NONE opic: Open Forum	Person Responsible	Deadline
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NONE  Topic: Open Forum  Presenter: Jan Serene  Key Points:  President Serene opened the floor for a president Serene briefed when that all were welcome to attention Items:  NONE  NONE  opic: Review of Calendar and Follow-Up Adresenter: Jan Serene ey Points:  Next Directors meeting will be held o	or suggestions, proposals, and gen and where the monthly Directed.  Person Responsible ctions	rievances. ctors meetings were held and Deadline
Presenter: Jan Serene  Key Points:  President Serene opened the floor for a president Serene briefed when that all were welcome to attended the series of th	or suggestions, proposals, and gen and where the monthly Directed.  Person Responsible ctions	rievances. ctors meetings were held and Deadline

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SEC. 1, BK. 1, LOT 9		Bad	Lot 2, Section 2, Block 2	Wendell White	Lisa	Lat 6 Black 1 Section 1	Jennier	LOLZ3, Sec Z, BIK T	Total Constitution	remey	Lat 22, Sec 2 Blk 1		KVIP	lot 5, sec2, blk 1	Nathan	Kyla	lot 7, sec 1, blk1	Joel	Brooke	Lot 24, Sec 2 Blk 1	Robert	Jeanne	Lot 15, Sec 2, Blk 1	Crissie	Lot 14, Section 1, Block 1	Sandy	* Keith	lots 1&2 Section 1, Block 1	Patty	Bruno	Lot 7, Sec 2, Blk 2	William	Eileen	Lot 3, Sec 1, BLK 2	Leather	Cody	Lot 4, Sec 1, Bk 1		Shaun	Melinda	Lot 16. Blk 1. Sec 1	505
	936,564-6907	936-615-4277		325-656-4226			210-563-3937		210-376-0167	210-992-2254		710-240-9108				210-667-3801	210-667-3801	225-270-9522	505-250-4891		512-560-5930	512-665-6317		210-488-7881			K: 713.907.4429		972-742-4534	972-742-4533			210-602-2948		210-237-9104	210-216-0888		210-623-1285	210 822 1205			Main Phone

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505 BEAR SPRINGS TRAIL		1245 Bear Springs Trail								1964 Bear Springs Trail		516 Bear Springs Trail	181 Twisting Oak					226 Meadow Ridge Ct	1909 Bear Springs Trail	122 Twisted Oak Court	122 Twisted Oak Court		Street Address
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Lot 10, Sec 1, Block 1		Donald	Lot 14, Bik 1, Sec 1	Erin	Kurt	Lot 8, Sec 1, Blk1		Ray	Lot 4, Section 1, Block 2	Kimberly,	Kelby Combs	Lot 5, sec1, blk2	Shannon	Michael	SEC. 2, BLK 1, LOT 12		Lot 20, Sec 2, Blk 1	Lot 7 Sec 1, Blk 2	Debbie	Тепту	Lot 2, Blk1, Sec 2	Karen	Matthew	lot 6, sec,2 blk 2	Lot 3, Sec 2, Blk 1	Cresta	Chad	Lot 9, Block 2, Section 1	lupe Cline	rora, aediou i	RUSS	Maria	Lot 4, Block 2, Sect 2		Blake	Lot 5, Sec 2, Blk 2	Flint	Claudia		Robert
		409-781-3054		210-391-1548	210-557-0959		830-510-2063	830.688.3100		210-259-1910	337-258-8387		210.838.0430	210-393-3855		710 160 1 100	אולפן היור מינ	210-240-9925		210-913-9458	210-497-7759	858-442-0740	858-442-0752		956.285.5954			210-861-8806	210-219-8687	210 355 5440	210-394-2191					210-422-3856		CK T F: 830.446.9444		

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551 Bear Springs Trail	181 Twisting Oak Ct		302 BEAR SPRINGS TRAIL	388 Bear Springs Trail	1388 Bear Springs Trail		1667 Bear Springs Trails	600 Bear Springs Trail		1621 Bear Springs Trail	657 BEAR SPRINGS TRAIL
551 Bear Springs Trail	181 Twisting Oak Ct	PO Box 63222	302 BEAR SPRINGS TRAIL	PO Box 63505	14408 Hwy 16 1744 1557	862 BST 2019 Indian Meadow Drive 500 65T SAFR 78730	1667 Bear Springs Trails	7 MANOR PLACE	P. O. Box 305  PO Box 614	PO Box 63885	657 BEAR SPRINGS TRAIL

Donaldmpace

Donald

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Lot 3, Sec 2, Blk 3

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SILVA, MIKE l √ TODD-STEWART, Melanie

TIERNEY. 3 V SERENE VALDEZ -TURNER -TREVINO -VALLANTE, Mark Michael lot 10,sec2, blk1 Lot 8, Section 2, Block 1 Lot 25, 26, 27 & 8 Section 2 Jan Lot 17, Section 2, Block 1 ke Lot 13, Section 2, Block 1 lot 14, blk 1, sec 2 Lot 6, Sec 1, Blk 1 lot 21, sec 2, blk 1 Lot 4, Sec 2, Blk 1 707-365-2972 414.643.7400 210-563-1302 830.535.6308 830-510-4284 703-371-8839 281-414-6717 936-615-6686 713-320-3537 210-685-4221

SCHUMANN-

SEALE -

Lot 1 & 2, Section 1, Block 2

Lot 8, Section 1, Block 2

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SANTISTEBAN

Joan

ROBINSON -

Lot 6&7 Section 2, Block 1

Lot 3, Section 1, Block1

Lot 18, Sec 2, Blk 1

631.592.8198 917-612-3779 713-858-3082

832-540-3141 281-690-7708

1082 Bear Springs Trail

304 Prickly Pear

\ \ KMDBU DSMAK

1667 BST.

2 BLK 1 LOT 16 lot 19, sec 2, blk 1 Lot 11, Blk 1, Sec 2 858 4420740 281-831-4489 512-308-2975 210-316-7926 210-485-9749 830-328-7369 210-218-3873 309-275-7848 309-825-0038

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