

Bear Springs Trails Water Supply Corporation 2022 Annual Meeting Minutes

BSTWSC Annual Member Meeting

Date/Time: 5/7/2022 10:00 AM

Location: 997 Bear Springs Trail, Pipe Creek, TX 78063

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; awatson@vaughnconstruction.com 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

See attached Attendance Sheet for member attendance.

AGENDA

Call to Order

Quorum Determination

Approval of 2021 Annual Meeting Minutes

Brief History of BSTWSC

2021 Budget Report

System Repairs and Upgrades

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		

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		

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
 - o 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.

- Mr. Serene briefed that the system was flushed on a monthly basis.

Action Items:

NONE

Person Responsible

Deadline

Topic: Board Member Elections

Presenter: Jan Serene

Key Points:

- Board Members serve three-year terms

Mr. Duke Todd's has expired and is seeking re-election.

Mr. Serene asked if there were any other nominations. None were received.

A vote was conducted and the results were as follows:

Duke Todd was elected to serve a three year terms as one of the Directors

Action Items:

NONE

Person Responsible

Deadline

Topic: Open Forum

Presenter: Jan Serene

Key Points:

- President Serene opened the floor for suggestions, proposals, and grievances.
 - President Serene briefed when and where the monthly Directors meetings were held and that all were welcome to attend.

Action Items:

NONE

Person Responsible

Deadline

Topic: Review of Calendar and Follow-Up Actions

Presenter: Jan Serene

Key Points:

- Next Directors meeting will be held on 9 May 2022 @ 7:00 pm Location 997 Bear Springs Trail, Pipe Creek, TX 78063

Action Items:

NONE

Person Responsible

Deadline

Customer	Lot	Main Phone
ADAMS,	Lot 16, Blk 1, Sec 1	210-823-1295
BOGER, Andrew	Lot 4, Sec 1, Blk 1	210-216-0888
BRICE,	Leather	210-237-9104
CAMARILLO -	Lot 3, Sec 1, BLK 2	210-602-2948
COON,	William	
DOUGLAS	Lot 7, Sec 2, Blk 2	912-742-4533
Drysdale/Ehrig -	Burns	912-742-4534
	Patty	KC: 713.907.4429
	* Keith	
	Sandy	
	Chrislie	210-488-7881
FIX	Lot 15, Sec 2, Blk 1	512-665-6317
	Jeanne	512-560-9930
	Robert	
Fonhani-Amedee	Lot 24, Sec 2 Blk 1	505-250-4891
	Brooke	225-270-9522
	Joel	210-667-3801
HEBERT, Nathan	lot 7, sec 1, blk1	210-667-3801
	Kyle	
	Nathan	
INGLE	lot 5, sec2, blk 1	210-240-9169
	Kyle	
Janel Nepper	Lot 22, Sec 2 Blk 1	210-992-2254
	Jeffrey	210-376-0167
Jennifer Ritter	Lot 23, Sec 2, Blk 1	210-563-3837
	Jennifer	
KARP - LISA WEADILL	Lot 6 Block 1 Section 1	
	Lisa	
KENDRICK -	Wendell White	325-636-4226
	Lot 2, Section 2, Block 2	936-615-4277
	Kathy	936-564-6807
	Paul	
KLEIN -	SEC. 1, BK. 1, LOT 9	830-569-7088
	Laura	

Main Email	Street Address	Bill to 2
madams@kbservice.net	122 Twisted Oak Court	215 W. Bandera
shadams@cegan.com	122 Twisted Oak Court	215 W. Bandera
	1909 Bear Springs Trail	
cody.brice@gmail.com	226 Meadow Ridge Ct	
leather.brice@gmail.com		8311 N. Verde Dr
brunocon@verizon.net		3022 Lois Lane
patlynsen@verizon.net		6107 KYLE BEND LANE
sandyklew@comcast.net	181 Twisting Oak	
crissied.yeah@aol.net		76 535
mrk22@hotmail.com	516 Bear Springs Trail	
brookeshepherd@cloud.com	1964 Bear Springs Trail	1964 Bear Springs Trail
mphbert5@yahoo.com		914 Bear Springs Tr.
mtk@eas@hotmail.com		1465 N. Eileen Dr #50
jnepper75@aol.com		16327 Bonaka
jritter@aol.com		412 Bear Springs Trail
lakeap@suddenlink.net	1245 Bear Springs Trail	
www.kb31@aol.com		
kendrickk60@yahoo.com	505 BEAR SPRINGS TRAIL	505 BEAR SPRINGS TRAIL
keeb@bentleybldg.net		

3-✓
LEMON -

Robert
Lot 11, 12, 13 Section 1, Block 1 F: 830.446.9444

657 BEAR SPRINGS TRAIL
657 BEAR SPRINGS TRAIL

✓
LIEBOLD, B -

Claudia
Fink
Lot 5, Sec 2, Blk 2
210-422-3866

claudiafink13@gmail.com
blake.liebold@gmail.com

1621 Bear Springs Trail

PO Box 63885

✓
LIEBOLD, R

Lot 4, Block 2, Sect 2

P. O. Box 305

✓
MALDONADO, Valentine,

Russ
Lot 5, Section 1,
210-394-2191

PO Box 614

✓
MARIETTA -

Iupo Cline
Lot 8, Block 2, Section 1
210-355-6448
210-219-8687
210-861-8006

600 Bear Springs Trail

600 Bear Springs Trail

✓
MARTINEZ

Chad
Crestia
Lot 3, Sec 2, Blk 1
956-286-5954

chad1414@gmail.com
crestialee2002@yahoo.com
angelaspent1@yahoo.com

7 MANOR PLACE

✓
Matthew Osmak

lot 6, sec 2 blk 2
Matthew
Karen
858-442-0752
858-442-0740
210-487-7759
210-813-9458

1667 Bear Springs Trails

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✓
MCCOWN,

Terry
Debbie
Lot 7 Sec 1, Blk 2
210-240-9925

mat@mthosmak.com
karenosmak@gmail.com

✓
MENDEZ, Pedro

Lot 7 Sec 1, Blk 2
210-240-9925

debbiemccown1@gmail.com
peddie2013@gmail.com

✓
MICHALEC,
~~MARIETTA~~

Lot 20, Sec 2, Blk 1

210 740 1948

✓
MORGAN -

SEC. 2, BLK 1, LOT 12

✓
MURPHY,

Michael
Shannon
Lot 5, sect 1, blk2
210-393-3655
210-838-0430

1388 Bear Springs Trail

PO Box 63255

✓
NOLAN R -

Kelby Combs
Kimberly,
Ray
Lot 4, Section 1, Block 2
830-688-3100
830-510-2063

388 Bear Springs Trail

PO Box 63505

✓
Orto, Kurt

Lot 8, Sec 1, Blk 1

✓
OWENS,

Kurt
Efrn
Lot 14, Blk 1, Sec 1
210-557-0959
210-381-1548

302 BEAR SPRINGS TRAIL

302 BEAR SPRINGS TRAIL

✓
PACE,

Lot 10, Sec 1, Block 1

Donald
409-781-3054

otto678@gmail.com
efrn@pacowilliams.com
donaedowns97@yahoo.com

181 Twisting Oak Ct

181 Twisting Oak Ct

551 Bear Springs Trail

551 Bear Springs Trail

802 BST
2019 Indian Meadow Drive
SALT LAKE CITY 78280
14408 Hwy 16 1744 BST
500 BST

707 N. Walnut Way

VANCE D. Lot 9, Blk 1, Sec 2
 David 308-275-7648
 Amanda 308-825-0038
 VANCE S. Lot 11, Blk 1, Sec 2
 Steve 830-328-7369
 Felicia 210-218-3873
 WAD, Roger Lot 19, sec 2, blk 1
 Patricia 210-316-7928
 Roger 210-485-9749
 WATSON - 281-831-4489
 Andy 512-308-2975
 MELISSA 512-308-2975

✓ KAREL DSIMAK 1667 BST. 858 442 0740

1258 Bear Springs Trail
 dwance69@gmail.com
 amvances@bpaal.com
 1360 Bear Springs Trail
 vance.steve@bpaal.com
 yvelicia@gmail.com
 pward71@gmail.com
 hward@bpaal.com
 1542 Bear Springs Trails
 awatson@vaughnconstruction.com
 10752 Barnford Lane
 1542 Bear Springs Trails

KAREL DSIMAK@gmail.com

P.O. Box 63354