



**Welcome to the 2025 Bear Springs Trails  
Water Supply Corp. Annual Meeting**

## **BSTWSC Agenda**

- **Call to Order**
- **Quorum Determination**
- **Approval of 2024 Annual Meeting Minutes**
- **Brief History of BSTWSC**
- **2024 Budget Report**
- **System Repairs and Upgrades**
- **Water Conservation and Restrictions**
- **Board Member Election**
- **Open Forum**
- **Adjournment**

## **Quorum Determination and Approval of 2024 Annual Meeting Minutes**

- **Quorum is met by 10% of members.**
  - **51 members in BSTWSC**
  - **5 members represented needed to make Quorum**

**Do we have a Quorum?**

**Are there any amendments or objections to approval of the 2024 Annual Meeting Minutes?**

## **Brief History of the BSTWSC**

- **June 2000 – Section 1 water distribution system installed and in 2004 – Section 2 distribution system added**
- **Spring 2013 - Bear Springs Trails Owners Association members approved acquisition of the water system**
- **June 24, 2013 – BSTWSC formation steering committee conducted its first meeting**
- **August 8, 2013 - BSTWSC incorporated by the State of Texas**
- **May 6, 2014 – Application for transfer submitted to Texas Commission on Environmental Quality (TCEQ)**
- **September 1, 2014 – State changed transfer approval authority to the Public Utility Commission of Texas (PUC)**
- **November 20, 2015 – Public Utility Commission of Texas approved transfer of operation to BSTWSC**
- **December 15, 2015 – TCEQ conducted three-year inspection and investigation**
- **May 4, 2017 – TCEQ closed the three-year inspection and investigation**
- **September 27, 2018 - TCEQ conducted three-year inspection and investigation**
- **November 19, 2019 - TCEQ closed the three-year inspection and investigation**
- **April 9, 2022 – Generator for power outages as required by the State fully operational**
- **May 10, 2022 – TCEQ conducted 3-year inspection and investigation. No violations found on July 8, 2022.**
- **April 24, 2025 – TCEQ conducted 3-year inspection and investigation. No violations found.**

# Financial Overview

## Account Balances January-December 2024

- **01/01/2024** **\$19,014.61**
- **12/31/2024** **\$24,320.26**
- **04/30/2025** **\$21,706.74**

# 2024 Budget Overview

|                         |                            |
|-------------------------|----------------------------|
| <b>Starting Balance</b> | <b>\$19,014.61</b>         |
| <b>Income</b>           | <b><u>\$28,396.87*</u></b> |
| <b>Total</b>            | <b>\$47,411.48</b>         |

## **Expenses:**

|                                 |                           |
|---------------------------------|---------------------------|
| <b>Meter Reading</b>            | <b>\$ 900.00</b>          |
| <b>Facilities and Equipment</b> | <b>\$11,575.97</b>        |
| <b>Operations</b>               | <b><u>\$10,615.25</u></b> |
| <b>Total Expenses</b>           | <b>\$23,091.22</b>        |

**\$19,014.61 + \$28,396.87 = \$47,411.48 - \$23,091.22 = \$24,320.26 (12/31/2024 Balance)**

**Starting Balance+Income = Total - Expense = Ending Balance**

**\*Represents 42 water customers out of 51 Lot owners. Two additional meters were installed in 2024.**

# Expenses

- **Expenses**

**Water Meter Readings** \$ 900.00

**Facilities and Equipment**

**Bandera Electric** \$ 1,693.94

**Equipment Purchase, Repair & Install** \$ 9,882.03

**\$11,575.97**

**Operations**

**Water Testing** \$ 1,024.13

**Quick Books** \$ 1,062.76

**Regulatory Assessments & Fees** \$ 128.36

**Postage/Ofc Supp/Misc** \$ 0.00

**Insurance** \$ 0.00 (paid in 2023 for 2024)

**Taxes** \$ 0.00 (tax exempt status)

**Water Operator** \$ 8,400.00

**Total** **\$10,615.25**

**Total Expenses** **\$23,091.22**

## System Repairs and Upgrades to Date

|             |            |   |
|-------------|------------|---|
| •12/24/2015 | \$2,867.59 | Install New Booster Pump  |
| •12/30/2015 | \$ 671.50  | Replace Chlorine Pump   |
| •03/24/2016 | \$ 100.00  | Service Call for Leaking Chlorine Line  |
| •09/16/2016 | \$ 300.00  | Install Pump Savers   |
| •01/13/2017 | \$5,534.98 | Service Call to pull and Replace Pipe & Wire at the Well, plus Materials            |
| •02/10/2017 | \$ 100.00  | Service Call to replace tube on Chlorine Pump – Reattach weight                     |
| •04/21/2017 | \$ 100.00  | Service Call to Unthread and Re-dope Fittings and Reattach Plumbing on Booster Pump |
| •05/11/2017 | \$ 283.50  | Service Call to Replumb Suction Lines   |
| •06/27/2017 | \$3,131.44 | Install New Pump and Labor Hours. Replace Ball Valve and Bushing for Chlorine       |
| •07/11/2017 | \$ 164.00  | Service Call to run new Signal Wire   |
| •07/31/2017 | \$ 625.00  | Replace Chlorine Pump   |
| •10/23/2017 | \$ 200.00  | Service Call to Install New Curb Stop   |
| •01/31/2018 | \$ 763.57  | Rewire pumps  |
| •09/21/2018 | \$ 913.40  | Unclog flush valve  |
| •10/16/2018 | \$1,230.18 | Repair leak and unearth flush valves  |
| •07/08/2019 | \$ 95.00   | Repair in pumphouse   |
| •09/05/2019 | \$ 256.95  | Pump repair   |
| •09/26/2019 | \$ 157.92  | Weekend repair in pumphouse   |
| •11/04/2019 | \$ 132.34  | Purchase meter boxes  |
| •01/04/2020 | \$1,821.44 | Repair leak in front cul-de-sac   |

## **System Repairs and Upgrades (cont.)**

- **02/00/2020**    \$    971.46    **Repair to leak on Meadow Ridge**
- **05/23/2020**    \$    307.85    **Installed alarm for power outage, temperature, humidity, and leaks.**
- **08/10/2020**    \$     65.00    **Installed new chlorinator**
- **04/14/2021**    \$    618.46    **Installed new master meter**
- **05/14/2021**    \$13,635.00    **Down payment for back-up generator**
- **05/27/2021**    \$     90.00    **Purchase new master shut-off valve and back-up supplies**
- **03/30/2022**    \$    136.72    **Repair leak at well house**
- **04/13/2022**    \$ 1,320.03    **Initial fill of propane tank for back-up generator**
- **04/14/2022**    \$    109.33    **Pump repair**
- **04/25/2022**    \$ 2,639.00    **Pump repair**
- **05/18/2022**    \$13,635.00    **Final Payment for back-up generator**
- **08/20/2022**    \$ 2,108.59    **Pump repair**
- **09/28/2022**    \$ 1,169.10    **Pump repair**
- **04/14/2023**    \$    228.01    **Pressure pump output pipe replacement**

## System Repairs and Upgrades (cont.)

- **03-04/2023**      **\$ 891.53**      **Repairs to pump**
- **02/02/2024**      **\$ 115.00**      **Asbestos TEM EPA water testing**
- **02/16/2024**      **\$ 9,040.00**      **Replaced float valves in storage tank, pump saver on well pump, both booster pump switches; cleaned pumps and sight glass on pressure pump; changed electrodes and check valve to pressure pump; installed 2 timers on faucets, storage tank alarm, pressure pump alternator with new box; and rewired the system**
- **10/17/2024**      **\$ 400.03**      **PVC pipe, adapters, and unions replaced to repair leak on pump #2**
- **01/31/2025**      **\$1,700.65**      **Gate valve installation to replace PVC valve on the pressure tank**
- **03/05/2025**      **\$ 730.00**      **Storage tank and pressure tank inspections**

# **Planned Upgrades and Maintenance**

- Install more powerful compressor**
  - Clean and refurbish storage tank**
  - Install electronic meter system**
- 
- Given increasing maintenance requirements and rising costs, the Directors will be considering a basic rate increase.**

# Water Conservation and Restrictions

- **Long standing drought conditions, and Trinity Aquifer in Bandera County expected to experience significant water level reductions.**
- **BSTWSC draws from the Middle (as opposed to Upper and Lower) Trinity Aquifer and water levels fluctuate with seasonal precipitation and are highly susceptible to declines during drought conditions.**
- **Bandera County River Authority and Groundwater District (BCRAGD) sets drought level, restrictions, and reductions in usage.**
- **Feasible Management Strategies:**
  - **BCRAGD increased water well spacing from 3 acres to 10 acres to help prevent excessive drawdown of the water table.**

# Water Conservation and Restrictions

- **Drought Management by BCRA GD and individuals**
  - **Drought Stage 1 Abnormally Dry– 10% reduction in pumping**
  - **Drought Stage 2 Moderate Drought– 20% reduction in pumping**
  - **Drought Stage 3 Severe Drought – 30% reduction in pumping**
  - **Drought Stage 4 Extreme Drought – 40% reduction in pumping**
  - **Drought Stage 5 Exceptional Drought – 50% reduction in pumping**
  - **During Stages 4 & 5, public water systems can refer customers who fail to comply with any mandated drought restrictions to BCRA GD for possible enforcement actions: imposition of fines up to \$10,000 for each infraction**

# Water Conservation and Restrictions

- Plateau Water Planning Group approved gallons per capita daily (gpcd) goals for rural Bandera County before drought reductions: CY 2020 -102 gpcd and CY 2030 thru CY 2080 – 97 gpcd
- Drought reductions in daily (gpcd) & monthly (gpcm) (based on average 30.5 day month) based on 2020 goal of 102 gpcd
  - Stage 1 - 10% reduction - 92 gpcd & 2,800 gpcm
  - Stage 2 - 20% reduction - 82 gpcd & 2,289 gpcm
  - Stage 3 - 30% reduction - 71 gpcd & 2,177 gpcm
  - Stage 4 - 40% reduction - 61 gpcd & 1,867 gpcm
  - Stage 5 - 50% reduction - 51 gpcd & 1,556 gpcm

# Water Conservation and Restrictions

- Rainwater Harvesting by individuals
- Vegetative Management by individuals -Ashe Juniper (“Mountain Cedar”) reduces infiltration
- **BSTWSC Usage for CY 2024 = 2,849,920 gallons/8.75 acre feet\***
  - **CY 2023 = 2,903,391 gallons/8.91 acre feet**
  - **CY 2022 = 2,786,100 gallons/8.55 acre feet**
  - **CY 2021 = 2,906,967 gallons/8.92 acre feet**
  - **CY 2020 = 3,052,300 gallons/9.37 acre feet**
- **Stage 4 reduction 111 est. pop. x 1,867 gpcm x 12 months = 2,486,844 gallons/7.63 acre feet**
- **Stage 5 reduction 111 est. pop. x 1,556 gpcm x 12 months = 2,072,592 gallons/6.36 acre feet**

**\*325,850.943 gallons of water = 1 acre foot**

# **Board of Directors' Initiatives to Encourage Water Conservation**

- Establish objective criteria to determine customers who habitually exceed water use standards**
- Establish notice procedures to customers before notifying BCRA GD of excessive use and/or invoking increased overage charges**
- Increase overage charges in cases of excessive use**
- Recognize exceptions justifying otherwise excessive use**

## **Board Members Elections**

- **Board Members serve staggered three-year terms.**
- **Duke Todd's term has expired. Duke is seeking re-election.**
- **Other nominations?**
- **Vote**

**Open Forum**

**Open Discussion**

# **Adjournment**

**Motion to close the annual meeting**