

## Bear Springs Trails Owners Association

### 2025 Annual Meeting Minutes

Serene Residence – 997 Bear Springs Trails, Pipe Creek, Tx 78063

May 3, 2025 @ 10:00am

#### Board of Directors

**Present:** Andy Watson, President/ Director

Betty Serene, Secretary/Treasurer/Director

Mike Morgan, Vice-President/Director

#### 1. Call to Order:

The meeting was called to order at 10:00am. A quorum of lot owners was met (20 lots required for quorum; 22 lots represented). The Board of Directors/Officers and Architectural Control Committee members were introduced.

#### 2. Board Meeting Minutes:

May 4, 2024, Annual Meeting minutes were approved by unanimous decision of those present.

#### 3. Treasurer's Report:

The 2024 Budget and Expenses were provided and reviewed. Additional details were provided as follows:

- There are Certificate of Deposits (CD's) that will be maturing soon, and the proceeds of these will be re-invested into new CD's. Additional funds from checking will be added at the time of roll-over.
- In the "Expenses" column, CD's (road fund) is listed. This is not a loss, but a transfer of funds to CDs.
- In the "Expenses" column, Bandera County Road taxes is a line item. The subdivision roads are HOA owned private property; therefore, taxes are levied on these as are the property taxes homeowners pay on their home and property. A slide titled "Road Fund" reflected the increase in funds in the account from its inception in 2019 until the end of 2024.

#### 4. Solicitation for Officer and Architectural Control Committee Volunteers:

**Board:** The three Directors serve two-year terms and were elected in 2024. They are not standing for re-election or replacement until the annual meeting in 2026. Rhonda Ray resigned as Director, and Mike Morgan volunteered to serve the remainder of her term and was so appointed by the remaining Directors as provided in the Covenants and By-laws. Matthew Osmak resigned as Vice-President since the last meeting. The Directors have appointed the officers as noted at the beginning of the meeting.

**Architectural Control Committee (ACC):** The following are the expiration years (as of the date of the Annual Meeting each year) for the ACC members:

Mike Silva: term expires in 2025

Duke Todd: term expires in 2026

Pedro Mendez : term expires in 2027

There were no new volunteers for the ACC. Mike Silva agreed to serve for another three-year term that will expire in 2028.

#### **5. Old Business:**

- **Front Entrance Update –**

Some upgrades to the neighborhood entrance were made this past year.

- The fountain was converted to an irrigation system.
- Betty Serene proposed the entrance be converted to a xeriscape design which would require little irrigation and other maintenance. The trees currently planted would be retained, but the remaining area would be cleared and filled with decorative rock and possibly cacti. After discussion those in attendance agreed to pursue this option. Betty Serene assumed responsibility to arrange the completion of the project before the end of the summer.

- **Roadwork Update –**

Potholes will continue to be repaired on an as needed basis. Resurfacing the entire road (or resurfacing of the worst areas first) will be delayed until necessary allowing for an increase in the Road Fund to minimize the loan amount that would be needed to fund the project.

#### **6. New Business/Open Forum**

Andy Watson encouraged the owners to contact the Directors or Officers if they had any concerns about what was occurring within the subdivision, rather than sending emails to the other owners raising these questions. The Directors/Officers will gladly address any concerns.

The issue of the Architectural Control Committee's (ACC) approval of metal buildings as a variance to the Covenants resurfaced. Since the establishment of the subdivision at least eight metal building variances have been approved. The proposed amendment to the Covenants clarifying the type of metal buildings that were acceptable without a variance did not pass. Although the majority voting wanted to approve it, State law requires that a minimum of two-thirds of the lots affirmatively approve a Covenant amendment. Accordingly, the ACC still has the authority under the Covenants to waive any building restrictions within its discretion as it has in the past.

#### **7. Next Meeting Date & Location**

The next Annual Meeting of the Members will be the first Saturday in May 2026. Adjournment:

There being no further business before the Board, the meeting adjourned at 10:40 am.



Andy Watson, President

5/5/2025

Date



Betty Serene, Secretary

5/8/2025

Date