



**Welcome to the 2022 Bear Springs Trails
Water Supply Corp. Annual Meeting**



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



Quorum Determination and Approval of 2021 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 to or objections to approval of the 2021
Annual Meeting Minutes?



Brief History of 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



2021 Budget Overview

Starting Balance	\$34,391.76
Income	<u>\$23,785.31 *</u>
Total	\$58,177.07

Expenses:

Meter Reading	\$ 750.00
Facilities and Equipment	\$16,503.00
Operations	<u>\$12,002.10</u>
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 meters were installed in 2021.



- Expenses

Water Meter Readings	\$	750.00
----------------------	----	--------

Facilities and Equipment

Bandera Electric	\$	1,375.52
Equipment Purchase, Repair & Install		\$13,725.00
Meter Equipment Purchases		<u>\$ 1,402.48</u>
Total		\$16,503.00

Operations

Water Testing	\$	555.73
Regulatory Assessments & Fees	\$	121.97
Postage/Ofc Supp/Misc	\$	657.40
Insurance	\$	1,567.00
Taxes	\$	0.00 (tax exempt status)
Water Operator		<u>\$ 9,100.00</u>
Total		\$12,002.10

Total Expenses		\$29,255.10
----------------	--	-------------



Financials Overview

Account Balances January-December 2021

- 01/01/2021 \$34,391.76
- 12/31/2020 \$28,921.97
- 4/30/2022 \$30,188.70 (NOTE: Final payment for generator of \$13,635 is outstanding)



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



System Repairs and Upgrades (cont.)

- 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
- 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
- --/ -- /2022 \$13,635.00 Final Payment for back-up generator



- Put the alternator back into service.
- Install electronic meter system.



Board Member Elections

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



Open Forum

Open Discussion



Motion to close the annual meeting