



**Welcome to the 2026 Bear Springs Trails
Water Supply Corp. Annual Meeting**

BSTWSC Agenda

- **Call to Order**
- **Quorum Determination**
- **Approval of 2025 Annual Meeting Minutes**
- **Brief History of BSTWSC**
- **2025 Budget Report**
- **System Repairs and Upgrades**
- **Water Conservation and Restrictions**
- **Board Member Election**
- **Open Forum**
- **Adjournment**

Quorum Determination and Approval of 2025 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 2025 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.**

2025 Budget Report

Checking Account Balance	01/01/2025	\$24,320.26
Income: Monthly Fees	\$26,563.09	(44 water customers)
Meter Install	<u>\$ 1,000.00</u>	<u>(one new meter connection)</u>
Total Income	\$27,563.09	
Expenses: Meter Reading	900.00	
Electricity	\$ 1,804.58	
Equipment/Supplies	\$ 5,400.90	
Testing	\$ 676.00	
State Fees	\$ 355.69	
Insurance	\$ 2,067.99	
Water Operator	\$ 9,500.00	
QuickBooks	\$ <u>1,386.95</u>	
Total Expenses	\$ 22,092.11	

01/01/2025 Balance + Total Income – Total Expenses = Checking Balance 12/31/2025
\$24,320.26 + \$27,563.09 - \$22,092.11 = \$29,791.24

Checking Account Balance 04/30/2026 \$28,891.76

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** **Buddy's Septic & Water Well Service - replace pressure tank PVC valve**
- **03/05/2025** **\$ 730.00** **Ron Perrin Water Tech. - Storage and pressure tanks inspec.**
- **04/24/2025** **\$ 238.15** **Precision Control Meter Services - Master meter calibration**
- **05/09/2025** **\$ 958.70** **Ferenzio Power Systems, LLC - generator periodic maint.**
- **05/13/2025** **\$ 559.62** **Underground Utilities – purchase of six meters**
- **06/10/2025** **\$ 450.00** **Buddy's Septic & Water Well Service – repair flush valve leak**
- **09/21/2025** **\$ 150.00** **Buddy's Septic & Water Well Service – tighten meter fittings**
- **03/19/2026** **\$1,579.90** **Big Dog Tank Repair – Install larger lid on storage tank**
- **03/30/2026** **\$2,922.00** **Ron Perrin Water Technologies – clean storage tank**

Planned Upgrades and Maintenance

- **Install more powerful compressor**
- **Install electronic meter system**

Water Conservation and Restrictions

- **Long standing drought conditions, and Trinity Acquifer 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 2025 = 2,813,400 gallons/8.63 acre feet*
 - 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**
- **Increased overage charges in cases of excessive use**
- **Recognize exceptions justifying otherwise excessive use**

Board Members Elections

- **Board Members serve staggered three-year terms.**
- **Betty Serene's and Jan Serene's terms have expired. They are seeking re-election.**
- **Other nominations?**
- **Vote**

Open Forum

Open Discussion

Adjournment

Motion to close the annual meeting