



Beaver Lake Ranch Association

2025 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held at the Calvary Chapel Honey Creek, 115 West St, Celina TX on Sunday, September 7th, 2025. The meeting was called to order at approximately 2:00pm.

1. Attendance was taken with 13 lots represented. All current Board members were present.
2. The minutes from the 2024 Annual Meeting were approved.
3. The Treasurer's report was reviewed and approved. It was noted that the Board intentionally limited expenses to the absolute minimum in 2024 to build reserve funds.
4. Clint Green provided a brief update on the water system. Due to TCEQ regulations, WWSC will be required to increase the size of the supply line to most of the neighborhood. Leon Shasteen indicated that the water company installer had already contacted him regarding what will likely be done in front of his property. Our understanding is that they will access the main line running into neighborhood along the eastern side of Lake Trail at Lot 3, cross over to the western side of Lake Trail, and continue on down to the end of the street with the new line. We must make sure that WWSC makes repairs to our roads to bring them back to the way they found them – we may also be able to leverage the restoration work to make additional improvements that we pay for at that time as well. As we learn more about what will happen, and when, we'll send out more information.
5. The road system status was discussed. The Board only authorized minimal maintenance over the last few quarters to help build up the Associations reserves so that we could better address some of the upcoming issues. As reported last year we are continuing to see deterioration on the culvert at the NW corner of Lot 1, problems with excessive crowning, vegetation overgrowth, and the normal pot holes and wash boarding. A plan to start to address some of these issues was discussed and is outlined under new business.
6. The meeting proceeded with volunteers to serve on the Board and AC for the next year. The volunteers for the 2025-2026 term will be:
 - Paula Green as President
 - Trace Mosseller as Vice President
 - Jason Cole as Treasurer
 - Edwin Case as Secretary.
 - Bill Gemaehlich as Architectural Committee Chairperson
 - Architectural Committee Members:
 - Christie Self, Anne Bonzo, Jerri Burrow, and Colby Mosseller
 - Christie and Anne Marie were volunteered by Eddie and Jerri respectively – if either of you don't want to serve again, please let us know.



7. New Business Topics:

• **Road maintenance**

- It was decided that we should move forward with replacing the NW corner Lot 1 culvert proactively to avert an emergency, hopefully save some money, and make scheduling of the road shut down easier for the community
 - Clint suggested we rent a backhoe and put it in ourselves which was generally well received.
 - Jason volunteered to get quotes from the road maintenance vendor(s) to compare pricing to make sure it makes sense for us to tackle it. We will need the road vendor to repair/replace the chip & seal or use asphalt once the repair is made. Jason will also get pricing to address the other current road maintenance issues from the vendor(s) at the same time.
 - Colby will obtain culvert pipe costs from one of his customers to see if we can get a good deal from them.
 - We will also look at obtaining 'extensions' for both ends of the culvert at the Cowan entrance to see if we can widen and fill the deep pits on either side up there. We will need fill material along with the extensions. We would install a new Lake Trail road sign at the same time.
- Clint also volunteered to bring his 'vertical brush hawg' equipment up to the neighborhood to try to address some of the overgrowth on Lake Trail along Lots 1, 2 & 3 as well as down at the lake. Since this unit leaves a pretty rough surface as it brutally 'cuts' the branches away, we will be careful when using it to not overly butcher the trees. We also don't want to cut so far that we expose all of the trash and debris that exists outside the community on the property west of Lots 1 & 2. We will have one of the landscape vendors come in to clean up and haul off the debris that is created.

• **Speeding Vehicles**

- Vehicles of all types speeding through the neighborhood was again a large concern for the members present. There have been several close calls of children and adults nearly being hit.
- To try to address this issue better than we have in the past, several actions were decided as follows:
 - New signs will be purchased and installed throughout the neighborhood. This will include new street signs, speed limit signs, private road signs, and other warning signs.
 - It was decided to establish a 10mph speed limit
 - Speed Bumps will be installed throughout the system to try to slow all vehicles
 - Once we have some firm pricing, we will be sending out a request for donations to help offset the cost of these items so that our road maintenance budget isn't overly impacted.

• **Common Property Maintenance**

- Clint Green volunteered to have his son go down with his tractor and clear the concrete debris on the common property at the lake and mow the area



- **Animal Concerns & Property Maintenance**

- Members present expressed concerns about the number of large animals on Lot 1 and those animals being contained to small sections of the property creating unhealthy and unsanitary conditions. The bylaws restrict large animals to “one per acre”. The bylaws have been interpreted to mean one large animal (horses and cows) per acre not including the 1 acre minimum occupied by the homestead and barns. Anyone keeping large livestock should subtract one acre for their homestead along with any other acres not accessible by their livestock from the total number of continuous acres that they own where the animals are being kept. The number of acres left is the maximum number of large animals that may be on the property at any given time. Exceptions have to be approved by the Association upon submission and approval of a livestock management plan. All animals must be maintained in a manner that is in compliance with good livestock management principles as well as providing adequate grazing management for the health of the livestock and the surrounding community. Excess accumulation of manure, grazing to the bare ground, failure to keep excess vegetation growth in check, lack of adequate water or feed, are all examples of unacceptable conditions. Maintaining fencing and gates in good order and appearance is also required. The Board will make contact with lots that fail to comply and require that these issues be addressed in a timely manner.
- Members also expressed concerns that some properties within the community are bringing in temporary structures like fencing and pens, and using them like permanent fixtures. We ask that everyone keep their property maintained and properly remove and store any structures on the property that aren't permanent and allowed or approved by the architecture committee. If you have any doubt, please ask the architecture committee to review what you have or what you are planning to install.

8. As there were no other new business items or questions, the meeting was adjourned at approximately 3:30pm.

Respectfully Submitted,

Edwin Case, Secretary, Beaver Lake Ranch Association

PO Box 172, Weston TX 75097-9998

Executive Board email: beaverlakeranch@gmail.com

Association Website: www.beaverlakeranch.org



2025 Treasurer's Report

BLR HOA Financial Summary			
Calendar Year	Actual 2024	YTD & Projected 2025	Budget 2026
Starting Reserve (Bank) Balance	\$3,443.73	\$10,512.88	\$17,049.88
Annual Assessment Income	\$11,375.00	\$13,100.00	\$13,100.00
Expenses			
Road & Common Property Maintenance	-\$2,000.00	-\$4,250.00	-\$9,000.00
Legal Fees	\$0.00	\$0.00	-\$1,000.00
BLR General Liability + D&O Insurance	-\$1,537.00	-\$1,537.00	-\$1,550.00
Annual Meeting Facility Rental	-\$150.00	-\$150.00	-\$150.00
HOA Website Hosting + Domain Fees	-\$530.19	-\$530.00	-\$550.00
HOA PO Box	-\$72.00	-\$78.00	-\$80.00
Administrative (Postage, Supplies, Checks)	\$0.00	\$0.00	-\$50.00
Common Property Tax	-\$16.66	-\$18.00	-\$20.00
Total Expenses	-\$4,305.85	-\$6,563.00	-\$12,400.00
Net Income/(Loss)	\$7,069.15	\$6,537.00	\$700.00
Year End Reserve (Bank) Balance	\$10,512.88	\$17,049.88	\$17,749.88

① - Assumes two major road maintenance operations per year going forward



2025 Annual Meeting Attendees

Beaver Lake Ranch Home Owners Association Annual Meeting Attendance - Sep 7, 2025					
	Lot #	Owner(s)	Phone Number	email address	Mailing Address
	1	Nicolas Ayala Miriam Gueta	469-970-8564 469-970-8564	nicolas.ayala@live.com nicolas.ayala@live.com	777 Cowan Rd Celina, TX 75009
X	2	Edwin Case Jeanne Case	214-697-8887 cell 214-566-9548 cell	case.edwin@gmail.com case.jeanne@gmail.com	9190 Lake Trail Celina, TX 75009
	3	Dave Talia Stephanie Talia	214-551-3533 cell 214-236-3169 cell	dice12texas@me.com sphilipp_2000@yahoo.com	4035 Beaver Trail Celina, TX 75009
	4	Jim Loggins Lianna Loggins	972-382-2209 home	jim.loggins@oncor.com	4013 Beaver Trail Celina, TX 75009
X	5	Paul Burrow Jerri Burrow	214-620-1452 home	beavercreek5@sbcglobal.net beavercreek5@sbcglobal.net	4012 Beaver Trail Celina, TX 75009
	6	Tom Balint Lynn Balint	281-750-2625 cell 281-750-2624 cell	iamtomb1218@gmail.com iamltb2@yahoo.com	4106 Beaver Trail Celina, TX 75009
X	7	Bill Gemaehlich Nancy Gemaehlich	214-325-7180 cell 214-218-7398 cell	billg@insight.org nkgemaehlich@aol.com	4140 Beaver Trail Celina, TX 75009
	8	Efe Gures Laura Gures	817-291-7892 cell 972-979-9525 cell	Efegrs@yahoo.com Lauragures@yahoo.com	1417 McClure Dr Allen, TX 75013
	9	Alvin Lau Yun Lee	(714) 624-8157	alvinthelee@gmail.com	1515 Sandy Springs Rd, #1102 Houston, TX 77042
	10	Chris Petersen Jean Petersen	469-534-3050 cell 972-365-3123 cell	chrispete6@me.com jpete6@hotmail.com	9650 Lake Trail Celina, TX 75009
	11	Kevin Thomson Sande Thomson	972-529-1367 office 972-727-9792 cell	eldoradovet@sbcglobal.net	9704 Lake Trail Celina, TX 75009
X	12	Colby Mosseller Tracee Mosseller	713-614-9099 214-538-3085	Colby@unitedsteelsupply.com Traceemosseller@gmail.com	9722 Lake Trail Celina, TX 75009
	13	Matt Karcher Dyana Karcher	469-667-8046 cell 214-801-0229 cell	mtkarcher@gmail.com dyana.karcher@gmail.com	9755 Lake Trail Celina, TX 75009
	14	Brent Wells Deborah Wells	972-825-3672 cell 972-825-3469 cell	brent@thelivingwellteam.com deb@thelivingwellteam.com	9721 Lake Trail Celina, TX 75009
	15	Kurt Weikert Faith Weikert	469-617-1874 856-889-7768	kurtweikert@icloud.com faithweikert@me.com	9693 Lake Trail Celina, TX 75009
X	16	Robert Richmond	214-384-0242 cell	robertrichmond@att.net rrichmond@eldoradomotors.com	1717 Winding Hollow Ln McKinney, Texas 75070
X	17	Jason Cole Nicole Cole	469-569-4650 cell 214-566-6683 cell	jacole101@hotmail.com smith_nicole@live.com	9513 Lake Trail Celina, TX 75009
X	18	Jason Cole Nicole Cole	469-569-4650 cell 214-566-6683 cell	jacole101@hotmail.com smith_nicole@live.com	9513 Lake Trail Celina, TX 75009
	19	Denis Bonzo Anne Marie Bonzo	972-382-3395 home	denis@dfwair.net	PO Box 146 Weston, TX 75097
X	20	Eddie Self Christie Self	817-891-1801 469-360-3461	Eddieself16@gmail.com Christie.self@gmail.com	9409 Lake Trail Dr Celina, TX 75009
X	21	Clint Green Paula Green	832-493-5497 936-525-9031	clint.green@energytransfer.com pkgreen12@yahoo.com	9335 Lake Trail Celina, TX 75009
X	22	Leon Shasteen Lisa Shasteen	972-342-4424 cell 972-342-4423 cell	leon@dmi-mgt.com	9255 Lake Trail Celina, TX 75009
X	23	Leon Shasteen Lisa Shasteen	972-342-4424 cell 972-342-4423 cell	leon@dmi-mgt.com	9255 Lake Trail Celina, TX 75009
X	24	Leon Shasteen Lisa Shasteen	972-342-4424 cell 972-342-4423 cell	leon@dmi-mgt.com	9255 Lake Trail Celina, TX 75009
X	25	Colby Mosseller Tracee Mosseller	713-614-9099 214-538-3085	Colby@unitedsteelsupply.com Traceemosseller@gmail.com	9722 Lake Trail Celina, TX 75009