



Beal Properties

3363 University Dr. Suite 215 • Bryan TX 77802
Business (979)764-2500 hoa@bealbcs.com

Woodsman Board of Directors Meeting Agenda
April 28th, 2022 @ 5:30pm
Beal Properties office & Via Zoom

1. Call Meeting to Order
2. Review & Approval of Previous Board Meeting Minutes
3. Financial Report— 1st Quarter
 - a. Cash Flow
 - b. Expense Distribution
 - c. Reserve Balance
4. Management Report
 - a. Delinquency
 - b. Work Orders
 - c. Violations
5. Old Business
 - a. New Operating Account
 - b. Landscaping
 - c. Paint Carports
6. New Business
 - a. Najat Marden – request to speak with Board
 - b. Annual Meeting
7. Next Board Meeting July 28th 2022 @ 5:30pm
8. Adjourn

Woodsman Condo HOA Board Meeting

January 19, 2022

Meeting was called to order by Rosemary Walzem {Board President} via zoom.

Attendance: Judy Been, Tom Wilson, Beverly Wilson and Toni Myers.

Toni went over minutes from last meeting to approve, but we didn't have them as I didn't attend and didn't take minutes.

Toni, printed a packet for each of us with all the budget, bank information. She went over the budget with us. What we had in Operating Expense, Total in Operating Income. and our Net Income.

Went over expense distribution, show all our expenses. Discussed Delinquency. Have one that continues to be a month or two behind, but catches up plus late fees. #21.

Rosemary suggested moving some money to an Operating Account. Start new operating account with \$10,000. Toni will do that with Prosperity Bank with Rosemary Walzen [President] and Judy Been {Treasure} as signers.

Toni then discussed Management Contract. Beal Properties ask to consider going up on fees from \$500 to \$600 a month. The board members will discuss and if agreement, Rosemary will sign contract and return to Beal Properties.

Management Report: Last board meeting we gave Toni a list of violations and needed work to look into. Violations have been taken care of except there is 4 still in progress. Waiting till Spring to plant grass behind #21, pulling up untidy garden and putting back to grass.

Old Business: #62 fixing drain spout. Was decided just to buy a piece of black tubing to place on down spout. Painting carports. Wait till the Spring when warmer to start. Use roller to apply paint, so as not to get on cars. Put notices out



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before work is to start.

New Business: Annual Meeting- With covid, what we want to do about annual meeting. We need to decide in our next board meeting in April. If we want to hold in person or send out Annual Packet. Rosemary wants all the improvements that have been done to be included in the packet. We discussed lighting; if everyone was happy with all the new lighting. Talked about security cameras. Judy wanted Toni to contact Gutter people, to come clean the gutters.

Special Projects: Power washing our sign out front. Painting carports. Landscaping. Look at concrete work for the driveway on the Deacon side and then look all concrete work around whole complex. Toni said that Persia Burgess is working with Freddie to do more work on the sidewalk by #7.

We discussed the dog poop signs someone put out front by the road. Judy had said they didn't look nice, so Tom will pick up and put them in the HOA shed.

New Business: Rosemary ask about solar programs. She also wanted to see if Tesla wants to put power station up front. Rosemary would also like to see what it might cost to run gas to the complex. After last year hard freeze for a week. Toni said she would look at getting prices for gas.

Last order of business was to set date for April Board meeting: April 20th at 5:30pm at the Beal Properties location on University Drive.

Rosemary adjourned the meeting.

Cash Flow

Beal Properties

Active Properties Owned By: The Woodsman Owners Assoc.

Display by Ownership %: No

Date Range: 01/01/2022 to 03/31/2022 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	70.00	0.25	70.00	0.25
Homeowners Association Dues	28,118.00	99.75	28,118.00	99.75
Total Operating Income	28,188.00	100.00	28,188.00	100.00
Expense				
Bank Fees/Office Expenses	12.00	0.04	12.00	0.04
General Maintenance	750.41	2.66	750.41	2.66
Insurance	10,234.27	36.31	10,234.27	36.31
Transfer to Reserves	3,000.00	10.64	3,000.00	10.64
Lawn/Property Maintenance	3,145.00	11.16	3,145.00	11.16
Management Fee	1,700.00	6.03	1,700.00	6.03
Pest Control	606.20	2.15	606.20	2.15
Porter Service	1,320.00	4.68	1,320.00	4.68
Trash Pick-up	896.76	3.18	896.76	3.18
Utilities	2,136.11	7.58	2,136.11	7.58
Total Operating Expense	23,800.75	84.44	23,800.75	84.44
NOI - Net Operating Income	4,387.25	15.56	4,387.25	15.56
Total Income	28,188.00	100.00	28,188.00	100.00
Total Expense	23,800.75	84.44	23,800.75	84.44
Net Income	4,387.25	15.56	4,387.25	15.56
Other Items				
Prepayments	6,273.00		6,273.00	
Net Other Items	6,273.00		6,273.00	
Cash Flow	10,660.25		10,660.25	
Beginning Cash	-3,806.39		-3,806.39	
Beginning Cash + Cash Flow	6,853.86		6,853.86	
Actual Ending Cash	6,853.86		6,853.86	

Expense Distribution

Exported On: 04/25/2022 11:22 AM

Properties: Woodsman HOA - 2800 Longmire College Station, TX 77845

Payees: All

Bill Date Range: 01/01/2022 to 03/31/2022 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	03/21/2022	50	Joel & Clotilde Saenz	149.00	125105	03/21/2022	Joel & Clotilde Saenz, Woodsman HOA - 50: Move Out Refund
6045 - Bank Fees/Office Expenses							
503800	03/18/2022		Bank of America	12.00	NSF Bank fee ck#503800	03/23/2022	NSF Bank Charge - 2800 Longmire #28
6455 - General Maintenance							
4041	02/07/2022		Lopez Boyz	185.00	125028	02/07/2022	Winterize pipes
13678	03/07/2022	33	T. Fry Make Ready	85.41	125082	03/07/2022	#33 - repaired outside storage closet door
11091	03/07/2022	62	The Clean Up Crew	480.00	125093	03/07/2022	62 - remove wood post & concrete along fence line installed flat french drain
				760.41			
6470 - Insurance							
F005461691-001-00001	01/24/2022		Farmers Insurance Exchange	3,561.25	124996	01/24/2022	Monthly Insurance Premium
F005461691-001-00001	02/08/2022		Farmers Insurance Exchange	3,336.51	125037	02/08/2022	Monthly Insurance Premium
F005461691-001-00001	03/07/2022		Farmers Insurance Exchange	3,336.51	125087	03/07/2022	Monthly Insurance Premium
				10,234.27			
6471 - Transfer to Reserves							
	01/01/2022		The Woodsman HOA	1,000.00	124956	01/03/2022	January 2022 - Transfer to Reserves
	02/01/2022		The Woodsman HOA	1,000.00	125021	02/03/2022	February 2022 - Transfer to Reserves
	03/01/2022		The Woodsman HOA	1,000.00	125073	03/02/2022	March 2022 - Transfer to Reserves
				3,000.00			
6475 - Lawn/Property Maintenance							
3965	01/07/2022		Lopez Boyz	1,000.00	124965	01/07/2022	Monthly Lawn Maintenance
3955	01/07/2022		Lopez Boyz	85.00	124965	01/07/2022	Plant grass where needed throughout the complex
3982	02/07/2022		Lopez Boyz	1,000.00	125028	02/07/2022	Monthly Lawn Maintenance
4086	03/07/2022		Lopez Boyz	1,000.00	125080	03/07/2022	Monthly Lawn Maintenance
4093	03/08/2022		Lopez Boyz	60.00	125100	03/08/2022	Picked up branches around Complex
				3,145.00			
6540 - Management Fee							
	01/12/2022		Beal Properties	500.00	124966	01/14/2022	Management Fee for 01/2022
	02/10/2022		Beal Properties	600.00	125054	02/10/2022	Management Fee for 02/2022
	03/14/2022		Beal Properties	600.00	125102	03/14/2022	Management Fee for 03/2022
				1,700.00			
6695 - Pest Control							
24664	01/07/2022		Joe Loudat DBA/	173.20	124964	01/07/2022	Monthly Pest Control
24810	02/08/2022		Joe Loudat DBA/	173.20	125041	02/08/2022	Monthly Pest Control
24968 / 24961	03/07/2022		Joe Loudat DBA/	86.60	125090	03/07/2022	Rat & Mice exterior control / monthly exterior service - roaches
24968 / 24961	03/07/2022		Joe Loudat DBA/	173.20	125090	03/07/2022	Rat & Mice exterior control / monthly exterior service - roaches
				606.20			
6701 - Porter Service							
2370	01/07/2022		Robert Walker	400.00	124971	01/10/2022	Monthly Porter Service
2351	01/07/2022		Robert Walker	45.00	124971	01/10/2022	Bulk Pick up
2373	02/07/2022		Robert Walker	30.00	125030	02/07/2022	Bulk Pick up
2387	02/07/2022		Robert Walker	400.00	125030	02/07/2022	Monthly Porter Service
2406	03/07/2022		Robert Walker	400.00	125081	03/07/2022	Monthly Porter Service
2394	03/07/2022		Robert Walker	45.00	125081	03/07/2022	Bulk Pick up
				1,320.00			
6776 - Trash Pick-up							
0000057129	02/08/2022		BVR Waste and Recycling	298.92	125032	02/08/2022	Monthly Recycling Containers & Service
0000057589	03/07/2022		BVR Waste and Recycling	298.92	125083	03/07/2022	Monthly Recycling Containers & Service
0000058247	03/25/2022		BVR Waste and Recycling	298.92	125110	03/25/2022	Monthly Recycling Containers & Service
				896.76			
6810 - Utilities							
122073-170690	01/07/2022		College Station Utilities	122.62	124969	01/07/2022	BLD 9 - Utilities -Electric
122073-170696	01/07/2022		College Station Utilities	26.13	124969	01/07/2022	BLD 1 - utilities - security light
122073-170666	01/07/2022		College Station Utilities	243.30	124969	01/07/2022	utilities - security light - water
122073-170672	01/07/2022		College Station Utilities	16.53	124969	01/07/2022	BLD 2 - utilities - Electric
122073-170662	01/07/2022		College Station Utilities	15.78	124969	01/07/2022	BLD 8 - Utilities - Electrical
122073-170652	01/07/2022		College Station Utilities	23.47	124969	01/07/2022	BLD 7 - Utilities -Electric
122073-170630	01/07/2022		College Station Utilities	12.91	124969	01/07/2022	BLD 3 - Utilities - Electric
122073-170600	01/07/2022		College Station Utilities	220.39	124969	01/07/2022	BLD 4 - Utilities - Electric
122073-170580	01/07/2022		College Station Utilities	35.71	124969	01/07/2022	BLD 5 - Utilities - Electric - Sanitation
122073-170696	02/08/2022		College Station Utilities	26.42	125035	02/08/2022	2800 Longmire BLD 1 - utilities - electrical - security Light
122073-170690	02/08/2022		College Station Utilities	128.96	125035	02/08/2022	2800 Longmire BLD 9 - utilities - electrical
122073-170672	02/08/2022		College Station Utilities	16.83	125035	02/08/2022	2800 Longmire BLD 2 - utilities - electrical
122073-170662	02/08/2022		College Station Utilities	15.63	125035	02/08/2022	2800 Longmire BLD 8 - utilities - electrical
122073-170652	02/08/2022		College Station Utilities	24.07	125035	02/08/2022	2800 Longmire BLD 7 - utilities - electrical
122073-170630	02/08/2022		College Station Utilities	13.06	125035	02/08/2022	2800 Longmire BLD 3 - utilities - electrical
122073-170600	02/08/2022		College Station Utilities	226.70	125035	02/08/2022	2800 Longmire BLD 4 - utilities - electrical

122073-170580	02/08/2022	College Station Utilities	36.77	125035	02/08/2022	2800 Longmire BLD 5 - electrical - sanitation
122073-170566	02/08/2022	College Station Utilities	240.25	125035	02/08/2022	2800 Longmire - utilities - water - security light
122073-170696	03/07/2022	College Station Utilities	25.21	125085	03/07/2022	BLD 1 - utilities - security light
122073-170890	03/07/2022	College Station Utilities	100.89	125085	03/07/2022	BLD 9 - Utilities -Electric
122073-170672	03/07/2022	College Station Utilities	15.17	125085	03/07/2022	BLD 2 - utilities - Electric
122073-170662	03/07/2022	College Station Utilities	13.82	125085	03/07/2022	BLD 8 - Utilities - Electrical
122073-170652	03/07/2022	College Station Utilities	21.06	125085	03/07/2022	BLD 7 - Utilities -Electric
122073-170630	03/07/2022	College Station Utilities	12.31	125085	03/07/2022	BLD 3 - Utilities - Electric
122073-170600	03/07/2022	College Station Utilities	186.34	125085	03/07/2022	BLD 4 - Utilities - Electric
122073-170580	03/07/2022	College Station Utilities	20.63	125085	03/07/2022	BLD 5 - Utilities - Electric - Sanitation
122073-170566	03/07/2022	College Station Utilities	295.15	125085	03/07/2022	utilities - security light - water
			2,136.11			
Total			23,949.75			



BEAL Properties

Beal Properties
3363 University Drive East
Suite 215
Bryan, TX 77802
Phone - (979) 764-2500

Work Order #	91390-1
Status	New
Created On	04/19/2022
Estimate Requested On	--
Estimate Amount	--
Estimated On	--
Scheduled On	--
Completed On	--
Homeowner(s) Notified	--
Permission to Enter	No
Job Site	Woodsman HOA - 07 2800 Longmire College Station, TX 77845
Pet(s)	--
Maintenance Limit	--

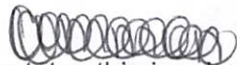
Homeowner(s)

Brenda Stone Home - (979) 739-2690 brenda@stonedigital.me
Office - (979) 845-3090 brendastone@gmail.com

Homeowner Availability

Date	Time
Tuesday 04/19/2022	1:00-5:00pm CDT
Wednesday 04/20/2022	8:00am-12:00pm CDT, 10:00am-2:00pm CDT

Description



(1) We need signage posted or some type of visual information that states this is private property. People who are not delivering and have no business looking at our windows and porches have begun wandering through here on their "walks" on our private sidewalks. Bicycles are also riding through, plus people with dogs pooping here like this is a park. I stop someone 3-5 times per week and tell them not to come back through, but how about a sign to give us a little support at all entrances (sidewalks, etc)?
It is worse than I have seen it in 16 years. These are not friends.

(2) The buildings are not marked on this property with numbers. Ambulance drivers have told me it is a problem trying to find a unit.

(3) When will we have an annual meeting? We have not had any kind of information except "we are turning off the water" now for going on 3 years. With Zoom and a thousand other ways to communicate, it would be



BEAL Properties

Beal Properties
3363 University Drive East
Suite 215
Bryan, TX 77802
Phone - (979) 764-2500

Work Order #	91389-1
Status	New
Created On	04/19/2022
Estimate Requested On	--
Estimate Amount	--
Estimated On	--
Scheduled On	--
Completed On	--
Homeowner(s) Notified	--
Permission to Enter	No
Job Site	Woodsman HOA - 07 2800 Longmire College Station, TX 77845
Pet(s)	--
Maintenance Limit	--

Homeowner(s)

Brenda Stone Home - (979) 739-2690 brenda@stonedigital.me
Office - (979) 845-3090 brendastone@gmail.com

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Description

Hi. As predicted, the sod/grass that was planted in the winter is not nearly enough and when it was laid, it was put on top of lime soaked mud where the cement was mixed and spilled all over the yard. It took weeks before I was able to get four pieces of sod out there and it was only because Persia took on the project. As I told her then, the bad work and sloppy contractor ruined my grass. it could not take root anywhere (although I have kept it alive). I will not go through another summer with no grass. Please do not waste our money by just sending someone to lay sod on top of the lime soaked yard where grass will not grow. We need those places scraped up and soil put down before the sod. I did not ruin this grass. The contractors did. If you are not going to do it, let me know you don't plan to. There's no reason to drag it out. Thanks, Brenda







BEAL Properties

Beal Properties
3363 University Drive East
Suite 215
Bryan, TX 77802
Phone - (979) 764-2500

Work Order #	91441-1
Status	New
Created On	04/24/2022
Estimate Requested On	--
Estimate Amount	--
Estimated On	--
Scheduled On	--
Completed On	--
Homeowner(s) Notified	--
Permission to Enter	No
Job Site	Woodsman HOA - 42 2800 Longmire #42 College Station, TX 77845
Pet(s)	--
Maintenance Limit	

Homeowner(s)

Caroline J. Hermann Office - (979) 574-8363 chermann2.10@gmail.com
Phone - (814) 528-8893

Homeowner Availability

Date	Time
Tuesday 04/26/2022	1:00-5:00pm CDT
Thursday 04/28/2022	1:00-5:00pm CDT
Friday 04/29/2022	1:00-5:00pm CDT

Description

There is at least one rat that we see regularly in our back fenced area. There is also quite a quantity of rat feces in the outdoor storage closet. There is no food source in our backyard area, so we suspect that it/they travel between other units. What can be done to eliminate the rat problem?