



Beal Properties Inc.
903 S Texas Ave.
College Station, TX 77840
(979) 764-2500 www.bealbcshoa.com

BOARD MEMBERS MEETING AGENDA

Tuesday May 31, 2022 @ 5:30pm

Call to Order

Establishment of a quorum

- Roll Call via Zoom and in person

Financial Report

- 2022 YTD Financial Review

Management Reports

- Maintenance Report
- Delinquency Status
- Violations Report

Unfinished Business

- Fines & Fees Schedule
- Front Entrance (between units 8 & 9)
- Landscaping
- Concrete / Driveway Repairs

New Business

- Annual Meeting

Next Meeting

- _____ 2022 @ _____ pm

Adjourn

**CANDLELIGHT VILLAGE BOARD MEETING
AUGUST 26, 2021**

Toni Myers of Beal Properties called the meeting to order at 5:58 pm.

Board members in attendance were Judy McIntyre, President; Cynthia Corley, Vice President; Karen Wyman, Treasurer and Juanita Boyd, Board member.

Toni presented the 2021 Financial Review indicating that the HOA was in the red over \$2,000.00.

Toni indicated a complaint has been received concerning the flowerbeds at Units 36, 37 and 38. The Board decided that the flowerbeds should just be kept off the sidewalk.

There were no violations reported.

A motion was made by Juanita and seconded by Cindy to grant Beal Properties permission to enter and inspect Unit 41 for possible water damage. The motion was unanimously approved. Toni is to call the owner and to also let the Board know the results of the inspection.

Toni presented an insurance summary of the roof damage caused by hail. The HOA can possibly receive \$93,121.23 if total recoverable depreciation is recovered. The HOA has currently received \$50,978.00 on this claim. Contact Toni if further clarification on the insurance claim is needed.

The Board asked Toni to get a bid to replace the bulk pickup sign that is unreadable. Toni will get a bid that is more weatherproof and submit to the Board for approval.

The Board took no action on the bids from Brazos Valley Solar Screens and Aggieland Gutters. The bid from Maroon Fencing and Roofing was not accepted.

Toni provided the Board information on Texas HOA Law-2021 Legislative Update.

After considering the 5-year projection budget, the Board proposed a dues increase. A motion was made by Cindy and seconded by Judy that a 20% increase in dues is effective October 1, 2021. The motion was unanimously approved.

Toni stated there was no need to vote on a 2021 Budget, as there was a 5-year projection budget.

Toni suggested that all positions on the Board be up for re-election at the Annual Meeting in January 2022. No date for the Annual Meeting was determined.

The owner of Unit 2 has not provided needed information to consider his request for installing drains or extending the unit's fence.

A motion was made by Judy and seconded by Karen that the bid from Grandchamp Roofing for \$95,000.00 be approved. The motion was unanimously approved.

The meeting adjourned at 7:25 pm.

Cash Flow

Beal Properties

Properties: Candlelight Village Condos - 2807 Wildflower Bryan, TX 77802

Date Range: 01/01/2022 to 05/31/2022 (This Year-to-date)

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	470.00	1.16	470.00	1.16
Homeowners Association Dues	40,080.00	98.84	40,080.00	98.84
Total Operating Income	40,550.00	100.00	40,550.00	100.00
Expense				
Electrical Repairs	460.07	1.13	460.07	1.13
General Maintenance	890.11	2.20	890.11	2.20
Insurance	9,236.70	22.78	9,236.70	22.78
Transfer to Reserves	3,225.00	7.95	3,225.00	7.95
Lawn/Property Maintenance	3,263.75	8.05	3,263.75	8.05
Management Fee	2,250.00	5.55	2,250.00	5.55
Misc. Property Expense	45.74	0.11	45.74	0.11
Pest Control	887.66	2.19	887.66	2.19
Plumbing Expense	3,384.31	8.35	3,384.31	8.35
Sign Expense	190.14	0.47	190.14	0.47
Utilities	6,225.91	15.35	6,225.91	15.35
Total Operating Expense	30,059.39	74.13	30,059.39	74.13
NOI - Net Operating Income	10,490.61	25.87	10,490.61	25.87
Total Income	40,550.00	100.00	40,550.00	100.00
Total Expense	30,059.39	74.13	30,059.39	74.13
Net Income	10,490.61	25.87	10,490.61	25.87
Other Items				
Prepayments	2,140.00		2,140.00	
Net Other Items	2,140.00		2,140.00	
Cash Flow	12,630.61		12,630.61	
Beginning Cash	-2,067.91		-2,067.91	
Beginning Cash + Cash Flow	10,562.70		10,562.70	
Actual Ending Cash	10,562.70		10,562.70	

Expense Distribution

Exported On: 05/31/2022 03:18 PM

Properties: Candlelight Village Condos - 2807 Wildflower Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2022 to 05/31/2022 (This Year-to-date)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6390 - Electrical Repairs							
12656	02/08/2022	#37	Constant Current Electric	162.38	125036	02/08/2022	#37 - Found breaker tripped, inspected wiring, needs to be replaced. replaced bulb in separate fixture, replaced light fixture by unit 30.
12733	05/05/2022		Constant Current Electric	297.69	126567	05/05/2022	
				460.07			
6455 - General Maintenance							
13512	01/07/2022		T. Fry Make Ready	322.11	124970	01/07/2022	Winterized pipes for forecast freezing weather caulked cracks in siding and reattached siding. #4 17 - Repaired sidewalk where water leak was repaired. Repaired mailboxes that were falling out when opened by mail carrier #23- reset gate latch Serviced all dog poop stations, including bags #10 -Sanded the lintels and painted with rust prevention paint, resecurd the window trim.
10666	01/12/2022	#04	The Clean Up Crew	120.00	124983	01/12/2022	
10580	02/08/2022		The Clean Up Crew	233.00	125047	02/08/2022	
13675	03/07/2022		T. Fry Make Ready	50.00	125082	03/07/2022	
13687	03/07/2022	#23	T. Fry Make Ready	50.00	125082	03/07/2022	
2440	05/05/2022		Robert Walker	30.00	126574	05/05/2022	
7053	05/18/2022	#10	Ag Town Property Maintenance	85.00	126597	05/18/2022	
				890.11			
6470 - Insurance							
TXH-B80585	01/24/2022		IPFS Corporation	1,847.34	124997	01/24/2022	Insurance Premium
TXH-B80585	02/25/2022		IPFS Corporation	1,847.34	125065	02/25/2022	Monthly Insurance Premium
TXH-B80585	03/25/2022		IPFS Corporation	1,847.34	125114	03/25/2022	Monthly Insurance Premium
THX-B80585	04/22/2022		IPFS Corporation	1,847.34	126546	04/22/2022	Monthly Insurance Premium
TXH-B80585	05/18/2022		IPFS Corporation	1,847.34	126603	05/18/2022	Monthly Insurance Premium
				9,236.70			
6471 - Transfer to Reserves							
	01/01/2022		Candlelight Village Homeowners Assoc.	645.00	124948	01/03/2022	January 2022 - Transfer to Reserves
	02/01/2022		Candlelight Village Homeowners Assoc.	645.00	125016	02/03/2022	February 2022 - Transfer to Reserves
	03/01/2022		Candlelight Village Homeowners Assoc.	645.00	125068	03/02/2022	March 2022 - Transfer to Reserves
	04/01/2022		Candlelight Village Homeowners Assoc.	645.00	126506	04/04/2022	April 2022 - Transfer to Reserves
	05/01/2022		Candlelight Village Homeowners Assoc.	645.00	126556	05/02/2022	May 2022 - Transfer to Reserves
				3,225.00			
6475 - Lawn/Property Maintenance							
CLV32	01/12/2022		Lawn Stars	622.44	124980	01/12/2022	Monthly Lawn Maintenance
CLV33	02/08/2022		Lawn Stars	622.44	125042	02/08/2022	Monthly Lawn Maintenance
CLV34	03/07/2022		Lawn Stars	665.74	125091	03/07/2022	Monthly Lawn Maintenance
CLV35	04/12/2022		Lawn Stars	622.44	126529	04/12/2022	Monthly Lawn Maintenance
CLV36	05/06/2022		Lawn Stars	730.69	126580	05/06/2022	Monthly Lawn Maintenance
				3,263.75			
6540 - Management Fee							
	01/12/2022		Beal Properties	450.00	124986	01/14/2022	Management Fee for 01/2022
	02/10/2022		Beal Properties	450.00	125054	02/10/2022	Management Fee for 02/2022
	03/14/2022		Beal Properties	450.00	125102	03/14/2022	Management Fee for 03/2022
	04/11/2022		Beal Properties	450.00	126519	04/11/2022	Management Fee for 04/2022
	05/09/2022		Beal Properties	450.00	126585	05/09/2022	Management Fee for 05/2022
				2,260.00			
6545 - Misc. Property Expense							
43114707	05/12/2022		Great American Business Products	45.74	126588, 126588, 126591	05/12/2022, 05/12/2022, 05/12/2022	Dog poop station bags
6695 - Pest Control							
24658	01/07/2022		Joe Loudat DBA/	86.60	124964	01/07/2022	Monthly Pest Control
91038	01/12/2022		Binford Insect Control, Inc.	162.38	124978	01/12/2022	six months termite treatment and inspection, unit 9-12
91142	01/12/2022		Binford Insect Control, Inc.	129.90	124978	01/12/2022	six months termite treatment and inspection, unit 37
91171	01/12/2022		Binford Insect Control, Inc.	162.38	124978	01/12/2022	six months termite treatment and inspection, unit 5 & 6
24817	02/08/2022		Joe Loudat DBA/	86.60	125041	02/08/2022	Monthly Pest Control
24954	03/07/2022		Joe Loudat DBA/	86.60	125090	03/07/2022	Monthly Pest Control
25091	04/12/2022		Joe Loudat DBA/	86.60	126528	04/12/2022	Monthly Pest Control
25234	05/05/2022		Joe Loudat DBA/	86.60	126569	05/05/2022	Monthly Pest Control
				887.66			
6700 - Plumbing Expense							
4278	01/12/2022		Twin City Plumbing LLC	95.00	124984	01/12/2022	Covered hole from water repair.
4270	01/12/2022		Twin City Plumbing LLC	750.00	124984	01/12/2022	Repaired water leak at four cutoff valves, replaced hose bib on 22
34254	02/08/2022		Holman's Quality Plumbing	185.00	125039	02/08/2022	After hours call to check out water leak, found under parking lot
4337	02/08/2022		Twin City Plumbing LLC	380.00	125048	02/08/2022	Inspected all units to find out possible water leaks in Property.
4323	02/08/2022	#17	Twin City Plumbing LLC	1,200.00	125048	02/08/2022	Repaired 1 1/4" main water line in parking lot.
73474	05/12/2022		Ed Phillips Plumbing	774.31	126587	05/12/2022	Pipe pulled out fitting next to #40.. Repaired afterhours call
				3,384.31			
8753 - Sign Expense							
485-80384	05/08/2022		Fast Signs	190.14	126577	05/08/2022	2x2 Bulk pick up signs
6810 - Utilities							
2031766	01/24/2022		Bryan Texas Utilities	74.45	124994	01/24/2022	utilities - electrical
2032166	01/24/2022		Bryan Texas Utilities	1,548.63	124994	01/24/2022	utilities - water
2032167	01/24/2022		Bryan Texas Utilities	535.41	124994	01/24/2022	utilities - water
2032167	03/21/2022		Bryan Texas Utilities	1,359.68	125106	03/21/2022	Water
2031766	03/21/2022		Bryan Texas Utilities	75.86	125106	03/21/2022	Electric
2032166	03/21/2022		Bryan Texas Utilities	603.73	125106	03/21/2022	Water

2032167	03/25/2022		Bryan Texas Utilities	440.10	125111	03/25/2022	utilities - water
2031766	03/25/2022		Bryan Texas Utilities	75.77	125111	03/25/2022	utilities - electrical
2032166	03/25/2022		Bryan Texas Utilities	575.28	125111	03/25/2022	utilities - water
2031766	04/22/2022		Bryan Texas Utilities	69.66	126543	04/22/2022	utilities - electrical
2032166	04/22/2022		Bryan Texas Utilities	547.47	126543	04/22/2022	utilities - water
2032167	04/22/2022		Bryan Texas Utilities	319.87	126543	04/22/2022	utilities - water
				6,225.91			
Total				30,059.39			



PROSPERITY BANK®

3817 1 AV 0.426
 CANDLELIGHT HOMEOWNERS ASSN
 903 TEXAS AVE S
 COLLEGE STATION TX 77840-2228

Statement Date 12/31/2021
 Account No ****7896
 Page 1 of 1



1

STATEMENT SUMMARY TX Business Money Market Account No ****7896

12/01/2021	Beginning Balance		\$2,259.41
	3 Deposits/Other Credits	+	\$42,179.46
	1 Checks/Other Debits	-	\$10.00
12/31/2021	Ending Balance	31 Days in Statement Period	\$44,428.87

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/06/2021	Deposit	\$645.00
12/27/2021	Deposit	\$41,533.65
12/31/2021	Accr Earning Pymt Added to Account	\$0.81

OTHER DEBITS

Date	Description	Amount
12/31/2021	Service Charge	\$10.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
12-01	\$2,259.41	12-27	\$44,438.06
12-06	\$2,904.41	12-31	\$44,428.87

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$0.81	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$31.29	Days in Earnings Period	31

SERVICE CHARGE SUMMARY

Minimum Bal Fee	\$10.00
Total Fees 12/31/2021	\$10.00
Bal Used for Serv Chg	\$2,259.41

9001

101031 : 00381701





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Bryan, TX 77802
(979)764-2500
www.bealbcshoa.com

May 31, 2022

Candlelight Village Management Report

Delinquency Report:

As of May 31st, the total outstanding dues owed to the Association is \$410.00. The balance is made up of 2 past due accounts. Both accounts owe for the month of May, and this also includes the late fee of \$250.00. We are not sure what's going on, but Beal will continue to try and collect the past due amounts.

Violation Report:

None to report

Work Orders / Projects:

- Parking Lot Repairs – Beal has received two bids to repair cracks in the concrete located by unit 41. Waiting on 3rd for comparison.

Management Recommendations

- Holding Annual Meeting next month in July and then again in January 2023 to get back on track

CONDOMINIUM

Schedule Of Fines for Violations

<u>Occurrence</u>	<u>Fine</u>	<u>Re-Inspection</u>
1 st Notice of Violation	\$ 0.00	7 Days
2 nd Notice of Violation	\$ 25.00	7 Days
3 rd Notice of Violation	\$ 50.00	7 Days
Continued Violation	\$100.00	Per Monthly Inspection, until resolved

Includes Rules:

Health/Life/Safety Violation	\$ 0.00	24 Hours
Health/Life/Safety Violation	\$ 50.00	Immediate/PER DAY

FINES AND CHARGES: The Board may levy reasonable fines on unit Owners for violation of the rules by the Owners, Tenants, Guests, and Employees. A fine will be charged if, after 7 days of delivery of notice to resident (with a copy sent to owner), the violation has not been corrected. Fines will be assessed only if the unit Owner is given notice of the nature and approximate date of the violation and amount of the fine/charges with the exception of Health and Safety violations. **FINES ARE SEPARATE FROM CHARGES FOR DAMAGES.** The Board may deem each day of violation or individual instance of a health or safety issue a separate violation

*The Board of Directors reserves the right to increase the monthly fine assessed, based on continued or consistent violation of the same restriction.