

# CREEK MEADOWS



903 S. Texas Ave  
College Station TX 77845  
979-764-2500

## **BOARD OF DIRECTORS MEETING AGENDA** **January 19, 2021 @ 6PM**

- 1. Call to Order - President**
- 2. Review / Approve Previous Meeting Minutes - Secretary**
- 3. Financial Report - Treasurer**
  - 2020 4<sup>th</sup> Quarter Financial Report
- 4. Management Reports – Beal Properties**
  - Dues/Delinquency Status
  - Violation Report
  - Property and Project Updates
    - o Road Widening Project
    - o Electricity to Monument Signs
    - o Lighting at CM Park
- 5. Committee Reports**
  - Landscape Committee
  - ACC Committee
  - Social Committee
- 6. Unfinished Business**
  - 2021 New Projects
- 7. New Business**
  - Pool Opening 2021
  - Big Event
- 8. Adjourn**

# Cash Flow

## Beal Properties

Properties: Creek Meadows - 903 Texas Ave South College Station, TX 77840

Date Range: 01/01/2020 to 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	Fiscal Year To Date
<b>Operating Income &amp; Expense</b>		
<b>Income</b>		
Interest Income	1,368.67	1,368.67
Pool Fobs	2,925.00	2,925.00
Late Fees\NSF Rent	1,810.72	1,810.72
Homeowners Association Dues	396,364.29	396,364.29
CCR Enforcement - Property Damage	75.00	75.00
Fines for violations	1,149.49	1,149.49
Transfer Fee	4,165.00	4,165.00
Certified Letter Charge	6.90	6.90
<b>Total Operating Income</b>	<b>407,865.07</b>	<b>407,865.07</b>
<b>Expense</b>		
Collections	-600.00	-600.00
Bank Fees/Office Expenses	59.60	59.60
Legal Fees	-200.00	-200.00
CM/ECM Deed Restriction Expense	1,500.00	1,500.00
CM/ECM Decorations, Flags, & Signs	2,968.89	2,968.89
<b>CM/ECM Fountains &amp; Lakes</b>		
CM/ECM Fountain Repair	2,684.61	2,684.61
CM/ECM Monthly Pond Dye & Maintenance	2,694.94	2,694.94
CM/ECM Monthly Pond Cleaning	350.00	350.00
CM/ECM Pond Spraying - Weed Algae Control	3,733.69	3,733.69
<b>Total CM/ECM Fountains &amp; Lakes</b>	<b>9,463.24</b>	<b>9,463.24</b>
<b>CM/ECM Grounds Maint/Improvements</b>		
CM/ECM Irrigation Repair	9,444.52	9,444.52
CM/ECM Landscape Maintenance	162,044.89	162,044.89
CM/ECM Lawn Spraying/Weed Control	9,309.50	9,309.50
CM/ECM Tree Removal & Care	2,494.00	2,494.00
<b>Total CM/ECM Grounds Maint/Improvements</b>	<b>183,292.91</b>	<b>183,292.91</b>
<b>CM/ECM Insurance</b>		
CM/ECM Property	10,539.00	10,539.00
<b>Total CM/ECM Insurance</b>	<b>10,539.00</b>	<b>10,539.00</b>
<b>CM/ECM Legal &amp; Professional Fees</b>		
CM/ECM Accounting Fees	360.00	360.00
CM/ECM Legal Fees	6,600.00	6,600.00
<b>Total CM/ECM Legal &amp; Professional Fees</b>	<b>6,960.00</b>	<b>6,960.00</b>
<b>CM/ECM HOA Management Fees</b>		
CM/ECM Beal Properties Management Fee	42,407.64	42,407.64
CM/ECM Oldham Goodwin ACC Review Fees	4,200.00	4,200.00
<b>Total CM/ECM HOA Management Fees</b>	<b>46,607.64</b>	<b>46,607.64</b>
CM/ECM Community Events	336.00	336.00
CM/ECM Annual Membership Meeting Expense	594.77	594.77

# Cash Flow

Account Name	Selected Period	Fiscal Year To Date
<b>CM - Park Maintenance</b>		
CM Clean & Repair Park Equipment	988.18	988.18
CM Park Trash Removal	2,422.00	2,422.00
<b>Total CM - Park Maintenance</b>	<b>3,410.18</b>	<b>3,410.18</b>
<b>ECM - Park Maintenance</b>		
ECM - Clean & Repair Park Equipment	1,505.00	1,505.00
ECM - Park Trash Removal	2,388.00	2,388.00
<b>Total ECM - Park Maintenance</b>	<b>3,893.00</b>	<b>3,893.00</b>
<b>CM - Pool</b>		
CM - Pool Janitorial Service	1,794.48	1,794.48
CM - Pool Annex Repairs	599.21	599.21
CM - Pool Annex Winterization	187.50	187.50
CM - Pool Monthly Maintenance & Chemicals	15,860.02	15,860.02
CM - Pool Equipment Repairs & Maintenance	289.08	289.08
CM - Pool Security Camera Utilities	2,056.53	2,056.53
CM - Pool Special Projects	17,880.06	17,880.06
<b>Total CM - Pool</b>	<b>38,666.88</b>	<b>38,666.88</b>
<b>ECM - Pool</b>		
ECM - Pool Janitorial Service	1,456.97	1,456.97
ECM - Pool Annex Repairs	1,169.07	1,169.07
ECM - Pool Annex Winterization	210.00	210.00
ECM - Pool Monthly Maintenance & Chemicals	6,962.21	6,962.21
ECM - Pool Equipment Repairs & Maintenance	1,220.94	1,220.94
ECM - Pool Security Camera Utilities	1,742.07	1,742.07
ECM - Pool Special Projects	7,644.24	7,644.24
<b>Total ECM - Pool</b>	<b>20,405.50</b>	<b>20,405.50</b>
CM/ECM Postage & Delivery	1,228.37	1,228.37
CM/ECM Special Projects / Improvements	34,863.46	34,863.46
<b>CM/ECM Utilites</b>		
CM/ECM Electric	13,377.42	13,377.42
CM/ECM Sanitation / Sewer	1,794.92	1,794.92
CM/ECM Water and Irrigation	9,853.41	9,853.41
<b>Total CM/ECM Utilites</b>	<b>25,025.75</b>	<b>25,025.75</b>
CM/ECM Pool Fob Expense	-50.00	-50.00
CM/ECM Property Taxes	56.50	56.50
CM/ECM Transfer to Reserve	10,000.00	10,000.00
<b>Total Operating Expense</b>	<b>399,021.69</b>	<b>399,021.69</b>
<b>NOI - Net Operating Income</b>	<b>8,843.38</b>	<b>8,843.38</b>
Total Income	407,865.07	407,865.07
Total Expense	399,021.69	399,021.69
<b>Net Income</b>	<b>8,843.38</b>	<b>8,843.38</b>

# Cash Flow

Account Name	Selected Period	Fiscal Year To Date
<b>Other Items</b>		
Prepayments	31,677.00	31,677.00
<b>Net Other Items</b>	<u>31,677.00</u>	<u>31,677.00</u>
<b>Cash Flow</b>	<u>40,520.38</u>	<u>40,520.38</u>
<b>Beginning Cash</b>	111,877.82	111,877.82
<b>Beginning Cash + Cash Flow</b>	152,398.20	152,398.20
<b>Actual Ending Cash</b>	154,524.94	154,524.94

## Expense Distribution

Exported On: 01/19/2021 03:11 PM

Properties: Creek Meadows - 903 Texas Ave South College Station, TX 77840

Payees: All

Bill Date Range: 10/01/2020 to 12/31/2020

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
	12/09/2020	Beal Properties	6.90	2940	12/21/2020	Certified Letter Charge for 12/2020
<b>4606 - Certified Letter Charge</b>						
<b>8020 - CM/ECM Decorations, Flags, &amp; Signs</b>						
10391	10/01/2020	The Clean Up Crew	138.00	2890	10/01/2020	install 2 new trespassing signs at CM monument lighting
12230	10/07/2020	Constant Current Electric	627.62	2895	10/07/2020	
10486	12/08/2020	The Clean Up Crew	680.00	2939	12/14/2020	
			<b>1,445.62</b>			
<b>8032 - CM/ECM Monthly Pond Dye &amp; Maintenance</b>						
2020728	10/06/2020	Oasis Pools	107.06	2892	10/07/2020	Monthly Pond Dye - September Monthly pond lake dye - July Monthly pond lake dye - August
2020725	10/13/2020	Oasis Pools	126.44	2902	10/13/2020	
2020631	10/29/2020	Oasis Pools	126.44	2909	10/29/2020	
2020682	10/29/2020	Oasis Pools	126.44	2909	10/29/2020	
2020768	11/06/2020	Oasis Pools	107.06	2922	11/06/2020	
2020764	12/04/2020	Oasis Pools	126.44	2932	12/04/2020	
2020631	12/04/2020	Oasis Pools	126.44	2932	12/04/2020	
			<b>846.32</b>			
<b>8033 - CM/ECM Monthly Pond Cleaning</b>						
	12/07/2020	Brian Thiggin	350.00	2937	12/07/2020	
	12/07/2020	Brian Thiggin	-350.00			
			<b>\$0.00</b>			
<b>8034 - CM/ECM Pond Spraying - Weed Algae Control</b>						
14306	10/29/2020	Green Rite Lawn Spraying Service	487.13	2908	10/29/2020	
14940	10/29/2020	Green Rite Lawn Spraying Service	243.56	2908	10/29/2020	
			<b>730.69</b>			
<b>8041 - CM/ECM Irrigation Repair</b>						
1942	11/06/2020	The Ground Crew	541.25			French drain from pool to pond.
<b>8042 - CM/ECM Landscape Maintenance</b>						
1834	10/07/2020	The Ground Crew	14,391.24	2898	10/07/2020	Contract Maintenance, Irrigation
				2923, 2923, 2924	11/06/2020, 11/06/2020,	
1942	44,141.00	The Ground Crew	15,134.70			Reverse Charge - Wrong GL Account
1942	44,141.00	The Ground Crew	-15,134.70			
1942	44,141.00	The Ground Crew	14,593.45			
			<b>28,984.69</b>			
<b>8043 - CM/ECM Lawn Spraying/Weed Control</b>						
14913	10/01/2020	Green Rite Lawn Spraying Service	4,654.75	2888	10/01/2020	
<b>8062 - CM/ECM Legal Fees</b>						
43618	10/01/2020	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	525.00	2891	10/01/2020	Addition of land
43853	12/04/2020	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	1,200.00	2931	12/04/2020	
			<b>1,725.00</b>			
<b>8071 - CM/ECM Beal Properties Management Fee</b>						
	10/01/2020	Beal Properties	3,528.80	2907	10/28/2020	October 2020 - Monthly Management
	11/01/2020	Beal Properties	3,528.80	2925	11/17/2020	November 2020 - Monthly Management
	12/01/2020	Beal Properties	3,705.24	2940	12/21/2020	December 2020 - Monthly Management
			<b>10,762.84</b>			Fee (802 doors x \$4.62)
<b>8072 - CM/ECM Oldham Goodwin ACC Review Fees</b>						
15613	10/07/2020	Oldham Goodwin Group LLC	750.00	2897	10/07/2020	ACC Review
15820	12/08/2020	Oldham Goodwin Group LLC	300.00	2938	12/14/2020	
			<b>1,050.00</b>			
<b>8090 - CM/ECM Annual Membership Meeting Expense</b>						
001	10/12/2020	Wellborn Community Center	175.00	2905	10/13/2020	Rental Fee for Annual Meeting
002	10/12/2020	Wellborn Community Center	250.00	2904	10/13/2020	Refundable deposit for rental space -
2037	11/05/2020	Robert Walker	124.77	2918	11/06/2020	Signs for 3rd Quarter Meeting
			<b>549.77</b>			
<b>8112 - CM Park Trash Removal</b>						
17	10/07/2020	Brian Thiggin	175.50	2894	10/07/2020	September Porter Service
	11/05/2020	Brian Thiggin	263.00	2916	11/06/2020	
	12/07/2020	Brian Thiggin	245.50	2937	12/07/2020	
			<b>684.00</b>			
<b>8122 - ECM - Park Trash Removal</b>						
17	10/07/2020	Brian Thiggin	175.50	2894	10/07/2020	September Porter Service
	11/05/2020	Brian Thiggin	263.00	2916	11/06/2020	
	12/07/2020	Brian Thiggin	245.50	2937	12/07/2020	
			<b>684.00</b>			
<b>8134 - CM - Pool Monthly Maintenance &amp; Chemicals</b>						

2020726	10/13/2020	Oasis Pools	1,393.50	2902	10/13/2020	Monthly Maintenance - September
2020632	10/29/2020	Oasis Pools	1,141.17	2909	10/29/2020	Monthly Pool Maintenance - July
2020765	11/06/2020	Oasis Pools	1,306.75	2922	11/06/2020	
			<b>3,841.42</b>			
<b>8136 - CM - Pool Security Camera Utilities</b>						
07707-139966-01-1	10/29/2020	SuddenLink	150.46	2910	10/29/2020	
07707-139966-01-1	11/17/2020	SuddenLink	160.46	2927	11/17/2020	15541 Creek Meadows Blvd N
07707-139966-01-1	12/21/2020	SuddenLink	150.46	2943	12/21/2020	
			<b>461.38</b>			
<b>8137 - CM - Pool Special Projects</b>						
1708-1994-0	10/13/2020	The Clean Up Crew	1,033.90	2903	10/13/2020	Paint for Sherwin Williams
10440	10/22/2020	The Clean Up Crew	6,442.06	2906	10/22/2020	Pool House Painting
			<b>7,475.96</b>			
<b>8143 - ECM - Pool Annex Winterization</b>						
10466	12/04/2020	The Clean Up Crew	210.00	2935	12/04/2020	
<b>8144 - ECM - Pool Monthly Maintenance &amp; Chemicals</b>						
2020727	10/06/2020	Oasis Pools	1,058.69	2892	10/07/2020	
2020756	10/29/2020	Oasis Pools	103.38	2909	10/29/2020	Replace Motor seal on water feature
2020720	10/29/2020	Oasis Pools	417.30	2909	10/29/2020	Outdoor light, install switch
2020767	11/06/2020	Oasis Pools	710.77	2922	11/06/2020	
			<b>2,290.14</b>			
<b>8146 - ECM - Pool Security Camera Utilities</b>						
07707-148804-01-2	10/01/2020	SuddenLink	151.42	2889	10/01/2020	
07707-148804-01-2	10/29/2020	SuddenLink	151.43	2912	10/29/2020	
07707-148804-01-2	12/04/2020	SuddenLink	161.43	2933	12/04/2020	
			<b>464.28</b>			
<b>8147 - ECM - Pool Special Projects</b>						
10416	10/01/2020	The Clean Up Crew	240.00	2890	10/01/2020	Cleaning bathrooms Sat & Sun 9/19-9/26
17624	10/01/2020	Beal Properties	210.00	2887	10/01/2020	reimbursement for storage unit
10231	10/06/2020	The Clean Up Crew	747.89	2893	10/07/2020	
17	10/07/2020	Brian Thigpin	220.00	2894	10/07/2020	September Porter Service
15753023	10/07/2020	MaidPro Bryan / College Station	2,000.44	2896	10/07/2020	Pool Bathroom Cleaning 8/03-9/28
			<b>3,418.33</b>			
<b>8150 - CM/ECM Postage &amp; Delivery</b>						
15687	11/18/2020	Beal Properties	1,183.37	2930	11/18/2020	
2058	12/04/2020	Robert Walker	45.00	2936	12/04/2020	
			<b>1,228.37</b>			
<b>8160 - CM/ECM Special Projects / Improvements</b>						
1891	10/29/2020	The Ground Crew	920.13	2911	10/29/2020	
18028	11/05/2020	Beal Properties	210.00	2920	11/06/2020	November storage
1006	11/06/2020	Aggieland Christmas Lights LLC	3,843.00	2921	11/06/2020	
23596	12/04/2020	Texas Landscape Creations	19,307.85	2934	12/04/2020	
			<b>24,280.98</b>			
<b>8191 - CM/ECM Electric</b>						
2371989	10/13/2020	Bryan Texas Utilities	542.12	2900	10/13/2020	
2306382	10/13/2020	Bryan Texas Utilities	18.18	2900	10/13/2020	15521 Baker Meadow Loop Sign
2293428	10/13/2020	Bryan Texas Utilities	18.27	2900	10/13/2020	4401 silver brook ct
2216139	10/13/2020	Bryan Texas Utilities	587.72	2900	10/13/2020	15541 Creek Meadows Blvd
2348556	10/13/2020	Bryan Texas Utilities	18.18	2900	10/13/2020	15729 Timber Creek #B
2348555	10/13/2020	Bryan Texas Utilities	18.18	2900	10/13/2020	15729 Timber Creek #A
12258	10/28/2020	Constant Current Electric	140.85	2917	11/06/2020	
2371989	11/18/2020	Bryan Texas Utilities	595.28	2929	11/18/2020	
2216139	11/18/2020	Bryan Texas Utilities	595.50	2929	11/18/2020	
2306382	11/18/2020	Bryan Texas Utilities	18.18	2929	11/18/2020	
2348555	11/18/2020	Bryan Texas Utilities	18.18	2929	11/18/2020	
2348556	11/18/2020	Bryan Texas Utilities	18.18	2929	11/18/2020	
2293428	11/18/2020	Bryan Texas Utilities	19.27	2929	11/18/2020	
2371989	12/21/2020	Bryan Texas Utilities	473.59	2941	12/21/2020	
2216139	12/21/2020	Bryan Texas Utilities	556.50	2941	12/21/2020	
2293428	12/21/2020	Bryan Texas Utilities	18.68	2941	12/21/2020	
2306382	12/21/2020	Bryan Texas Utilities	18.18	2941	12/21/2020	
2348555	12/21/2020	Bryan Texas Utilities	18.27	2941	12/21/2020	
2348556	12/21/2020	Bryan Texas Utilities	18.18	2941	12/21/2020	
			<b>3,711.49</b>			
<b>8192 - CM/ECM Sanitation / Sewer</b>						
572947-235104	10/13/2020	College Station Utilities	145.58	2901	10/13/2020	15751 Cottonwood Creek Lane
544491-209936	10/13/2020	College Station Utilities	141.45	2901	10/13/2020	15541 Creek Meadows Blvd
544491-209936	11/17/2020	College Station Utilities	125.86	2926	11/17/2020	15541 Creek Meadows Blvd N
572947-235104	11/17/2020	College Station Utilities	129.76	2926	11/17/2020	15751 Cottonwood Creek Lane
544491-209936	12/21/2020	College Station Utilities	125.86	2942	12/21/2020	

572947-235104	12/21/2020	College Station Utilities	129.76	2942	12/21/2020	
			<b>798.27</b>			
<b>8193 - CM/ECM Water and Irrigation</b>						
102-8302-00	10/07/2020	Wellborn Special Utility District	26.13	2899	10/07/2020	Timber Drive HOA
102-4969-00	10/07/2020	Wellborn Special Utility District	282.25	2899	10/07/2020	15541 Creek Meadow BLVD Irrigation
102-0067-00	10/07/2020	Wellborn Special Utility District	1,312.97	2899	10/07/2020	15751 Cottonwood Creek Ln Irrigation
102-8155-00	10/07/2020	Wellborn Special Utility District	26.13	2899	10/07/2020	Greens Prairie Tree Irrigation
102-8302-00	10/29/2020	Wellborn Special Utility District	28.73	2919	11/06/2020	Timber Drive HOA Irrigation
102-0067-00	10/29/2020	Wellborn Special Utility District	375.78	2919	11/06/2020	15751 Cottonwood Creek Ln Irrigation
102-4969-00	10/29/2020	Wellborn Special Utility District	223.64	2919	11/06/2020	
102-8155-00	10/29/2020	Wellborn Special Utility District	26.13	2919	11/06/2020	Greens Prairie Tree Irrigation
102-0067-00	11/17/2020	Wellborn Special Utility District	476.89	2928	11/17/2020	
102-4969-00	11/17/2020	Wellborn Special Utility District	212.00	2928	11/17/2020	15541 Creek Meadows Blvd N
102-8302-00	11/17/2020	Wellborn Special Utility District	26.13	2928	11/17/2020	timber drive
102-8155-00	11/17/2020	Wellborn Special Utility District	26.13	2928	11/17/2020	Greens Praire Trail
102-0067-00	12/21/2020	Wellborn Special Utility District	633.12	2944	12/21/2020	
102-4969-00	12/21/2020	Wellborn Special Utility District	202.45	2944	12/21/2020	
102-8302-00	12/21/2020	Wellborn Special Utility District	32.03	2944	12/21/2020	
102-8155-00	12/21/2020	Wellborn Special Utility District	29.15	2944	12/21/2020	
			<b>3,939.66</b>			
<b>8210 - CM/ECM Property Taxes</b>						
406526	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec 6 PH 2A, Block 3, Lot Common Areas RR and TT
374872	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec 2 PH2, Common Areas A, B, DD
374762	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec PH 2 Common Area OO
368312	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	
374942	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec 3 PH2, Lot 1, Common Areas I, V and Z
376032	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Sec 5 PH 3, Common Areas JJ, OO-A, and QQ
396294	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	Common Areas JJ, TT, UU, M1, and M2
305744	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	1A PH 1, Common Areas B, C, G1, H, AND I
396319	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	SEC 7 PH 2, Common Areas S, SS, UU, VV, O
413520	10/28/2020	Kristeen Roe, Tax A/C	2.26	2913	10/29/2020	SEC 7 PH 4, Block 2, Lot Common Area UU
405726	10/28/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 6 PH 1, Lot Common Areas OO, SS, TT
405792	10/28/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 7 PH 3, Block 3, Lot Common Areas TT
406536	10/28/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	SEC 6 PH 2B, Block 1, Lot Common Area JJ
305981	10/28/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 1B PH 3, Common Areas BB, W3, W4
347836	10/28/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 5 PH 1, Private park and Common Areas K, JJ, KK
305771	10/28/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	SEC 1A PH 2, Common Areas A1, A2, D, E, F, G2, J, K, L
305900	10/28/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 1B PH 1, COMMON AREAS AA, B, C, D, E, V1, W1, X, Y1, Z1
305955	10/29/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 1B PH 2, COMMON AREAS CC, DD, W2, Y2
305998	10/29/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	SEC 1 B PH 4, Common Areas GG, V2, Z2, VR
347156	10/29/2020	Kristeen Roe, Tax A/C	2.26	2914	10/29/2020	Sec 4 PH 1 Common Area Y
363828	10/29/2020	Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	Sec 4 PH 2C, Block 5, Common Area HH
361702	10/29/2020	Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	Sec 2 PH 3, Common Areas C & J
355513	10/29/2020	Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	Sec 2 PH 1B, Common Areas FF1, FF2, EE
349656	10/29/2020	Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	SEC 2 PH 1A, Common Area DD
363798	10/29/2020	Kristeen Roe, Tax A/C	2.26	2915	10/29/2020	Sec 4 PH 2A, Block 2, Common Area L
			<b>56.50</b>			
<b>Total</b>			<b>104,842.61</b>			



# PROSPERITY BANK®

Statement Date 12/31/2020

Account No \*\*\*\*3859

Page 1 of 1

CREEK MEADOWS HOMEOWNERS ASSOCIATION  
903 TEXAS AVE SOUTH YLS  
COLLEGE STATION TX 77840

6202

### STATEMENT SUMMARY

TX Business Savings Account No \*\*\*\*3859

10/01/2020	Beginning Balance		\$37,192.41
	1 Deposits/Other Credits	+	\$14.03
	0 Checks/Other Debits	-	\$0.00
12/31/2020	Ending Balance	92 Days in Statement Period	\$37,206.44

### DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/31/2020	Accr Earning Pymt Added to Account	\$14.03

### TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

### DAILY ENDING BALANCE

Date	Balance	Date	Balance
10-01	\$37,192.41	12-31	\$37,206.44

### EARNINGS SUMMARY

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

Interest Paid This Period	\$14.03	Annual Percentage Yield Earned	0.15 %
Interest Paid YTD	\$57.75	Days in Earnings Period	92

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101301 : 00620201

MEMBER FDIC



NYSE Symbol "PB"





903 S. Texas Avenue  
College Station, TX 77840  
(979)764-2500 www.bealbcs.com

January 19, 2021

### **Creek Meadows Management Report**

**Delinquency Report:** As of today, there are 10 homeowners past due for a total of \$10,616.57 owed to the HOA including late fees, legal fees, and interest which is down from almost \$15,000.00 owed this time last year. We are continuing to work on collecting that balance and have sent several of these accounts to the Attorney. For 2021 we have collected about \$170,421.81 in dues.

**Property Status:** 897 lots total. The developer has sold all but 95 of their lots to builders. We currently have 26 builder lots, 40 rentals (that were reported) and 736 Owner occupied residential units.

**Violation Report:** We are currently driving the property every other Tuesday. We have about 22 active violations. Mostly trash cans and minor yard maintenance.

**Committee Reports:** Beal Properties did not receive any committee reports for this meeting.

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## Well Update:

History – Well pump was reportedly not working in 2016 and 2017. Neighborhood Partners had Paul Siegert, who contracted the original well in 2008, come out and look at it. According to the minutes, it was discussed by the Board, but there is no record of any action being taken. In 2019, when The Ground Crew took over, they discovered that the irrigation system was in serious disrepair. There were over 9 major line breaks, dozens of later line breaks, the irrigation pump was not working (despite being replaced in 2018), and the well was not functional. TGC sent the irrigation pump back the manufacturer, but because of modifications that Greener Images had made when they installed it, the manufacturer said the warranty was void. The Board approved a new pump, and it was installed in 2020. All irrigation lines were repaired in 2019, including replacing all battery operated controllers and repairing all wiring.

In the mean time, Director Bryan McMurray contacted Mr. Siegert, only to find that he had passed away, and his son, Chris had taken over his business. Chris came out to inspect the well, pulled the well pump out, and then attempted to drop the pump lower into the well. He was unsuccessful and informed Mr. McMurray that the well was cavitating (filling up with natural gas) and that there was something blocking the pump from being lowered. Mr. McMurray informed the Board that a new pump would be needed, so that it could remove the gas from the well and pump the water into the pond. Board approved, and he informed Chris Siegert to order the pump at the end of 2019. Mr. McMurray and Mrs. Lewis both made several attempts to contact Mr. Siegert to get the status on the well pump early 2020. He informed Mr. McMurray that the pump was coming from Germany, and was delayed due to COVID in March/April. From that point on, he was completely unresponsive to attempts to contact him.

In November 2020, Mrs. Lewis began contacting other well specialists in Bryan and College Station. The most recommended company, Brien Water Wells, informed Mrs. Lewis that they would not inspect or work on any well that Chris Siegert had worked on. And, furthermore, they suggested that the HOA contact the Texas Department of Licensing and Regulation to request assistance. Upon doing so, it was discovered that Mr. Chris Siegert was in fact not licensed to do work on wells in Texas, and that he had been operating on a license held by Jason Siegert.

At this point, after discussion with Mr. McMurray it was decided that we needed to start over, and get in touch with a new well company, because not only do we not trust the information provided by Mr. Siegert, but we do not believe that he ever ordered the pump (the HOA did NOT pay for the pump).

**In December of 2020, Mrs. Lewis contacted Ballard Water Wells in Willis. They provided a quote over the phone of \$1,100.00 for them to come out and survey the well. This step is necessary to determine if the well is still even feasible.**

By contrast, in 2019 we obtained a quote from Wellborn Water to tie the irrigation system into city water. The estimated cost just to set the 4 meters that would be necessary was \$16,000 per meter in all older sections, plus the cost for the irrigation to be tied in. If we were to set irrigation in any of the newer phases (Stylecraft), it would be \$30,000 per meter, due to an "impact" fee they are charging. The cost for the INCREASE in water usage during the spring and summer is estimated at \$25,000. Current usage runs around \$10,000 a year. This would put the total at \$35,000 or so per year.

If a decision is made to tie into Wellborn Water, one option to lower cost would be to only irrigate around the pool/park/pond, and down CM Blvd, to the main entrances. This would eliminate about ½ of the irrigation area in CM. It has not been fully irrigated in at least 5 years, so what we have seen (summer) is what we would continue to see, depending on the rainfall annually.

## Monument Lighting Update-

CM Side – The initial diagnosis was that the electrical lines for this monument had been cut in the same location (right side) as the irrigation system damage. The electrician pulled the cut lines into a metal conduit, and placed a junction box above ground, so that the lines could be tied back in by going underneath the sidewalk to where they were cut in front of the monument. Unfortunately, there is still no power to that junction box. The electrician believes that there is another break in the line, possibly multiple breaks, on the other side of the road (next to the left CM sign).

The plan right now is to abandon the lines that are currently under ground and run power from the back of the left sign, through the sleeve under the road, to the right sign. The work can be done next week. The electrician said that the current breaker (at Silver Brook) is more than sufficient to handle both signs. The estimate for the work is \$500.00.

ECM side – They are going to get the low volt line repaired next week as well, so the left sign will work. However, the low volt lines that were used on that side do not give you enough power to run Christmas lights, or anything larger than the small low volt flood lights that are currently there. The power for that is coming from the pool house. No one knows why the developer used 120/240 on one side, and low volt on the other. It is obvious from the lines left in the monument signs that they originally intended to have up-lights on the top of the monuments as well, but they were never installed. More than likely because the power wouldn't support it. The electrician is meeting with the City next week to see if they would give approval for to set a pedestal and a meter to run 120/240 power to both monument signs and to the median. This would give the HOA the ability to install actual flood lights on the Estates side (like what you have at Timber, and the CM main entrance). It would also allow you to place plugs for Christmas lights, and you could up-light the trees down both sides of the main entrance as well, if wanted at some point. It is possible the City will say no, or that they will want too much money to set the power. But, at least you will have the cost and the option.