



3363 University Drive East, Suite 215

Bryan, TX 77802

979-764-2500

BOARD OF DIRECTORS MEETING AGENDA

January 6, 2022 @ 6PM

1. Call to Order - President

2. Review / Approve Previous Meeting Minutes - Secretary

3. Financial Report - Treasurer

- 2021 4th Quarter Financial Report

4. Management Reports – Beal Properties

- Dues/Delinquency Status
- Violation Report
- Property and Project Updates

5. Committee Reports

- Landscape Committee
- ACC Committee
- Social Committee

6. Unfinished Business

- Developer repairs to irrigation along Creek Meadows Blvd.
- Villages at Creek Meadows – Common Property replat

7. New Business

- Pool Opening 2022
- Vandalism at CM Park

8. Adjourn

Creek Meadows Homeowners Association
Minutes of the Directors Meeting Tuesday, November 9, 2021

Members in Attendance:

Parker Long - President
Nancy Mader - Vice President
Jon Bova -Treasurer
Jacob Nikkel – Architectural Compliance Committee
Ron Bird – Landscape Improvement Committee

Others in Attendance:

Lara Lewis – Management Company, Beal Property
Travis Benes – Storm Water Solutions

Parker called the meeting to order at 6:00 pm on Tuesday, November 9, 2021. The meeting was held at the Beal Property Management office.

The meeting began with Traves Benes from Storm Water Solutions. Storm Water Solutions was contracted for erosion work for Estates of Creek Meadows (ECM) and Creek Meadows (CM). Contracts were signed in April in the amounts of \$26,200 for ECM and \$17,625 for CM. Work was done in October 2021. At their completion of work, Nancy Mader requested a revised invoice to reflect the change to the scope of work completed on the CM side of the subdivision. There were large erosion holes left unattended along the concrete channel, running from the duck pond to Creek Meadows Blvd by the CM pool. After inquiry was made concerning the fact that the holes were missed, an attempt to patch the erosion holes was made but the result failed to remedy the problem. Ms. Mader asked for the invoice of \$17,625 be revised to reflect the fact that the failed attempt did not represent the outlined work description in the contract and the erosion holes were not rectified. She stated that it was the responsibility of the directors to not pay for services that were not received.

Mr. Benes stated that due to the velocity of water that washed along the concrete channel, his original bid to place 3 by 5 rock would not have held. He stated that the method he went with was an upgraded method, but it also did not hold. It was also noted by Nancy that the contract did not offer any warranty or guarantee to the work completed. Travis stated that he was not walking away for the project and would fill the holes with concrete beginning Tuesday, November 16, 2021. He stated that the concrete would hold because it adheres to the dirt. Where concrete is not the desired look to the common ground that directors want to achieve, no better solution could be offered. With the exception of Nancy, the directors present felt the invoices should be paid as is and a motion was made the pay the invoices in full at the time of this meeting. All directors recognized that leaving the holes unattended could be a liability to the association. Ron made a motion to pay the invoices as submitted to Storm Water Solutions. Jon seconded the motion. The vote was as follows:

Parker Long – Yes,
Nancy Mader – No
Jon Bova – Yes
Ron Bird – Yes
Jacob Nikkel – Yes

Motion carried. Checks were signed and given to Mr. Benes.

Mr. Benes left the meeting.

Parker presented a bid from Brazos Valley Tree and Stump. He stated that branch control is needed throughout the neighborhood. The bid is \$4700 plus tax. After discussion by the directors, it was decided to table the bid until after Parker could discuss branch control with Landmark.

Lara presented a bid from Aggieland Christmas Lights to hang lights on both pool houses and outline the surrounding flower beds in the amount of \$2400. The lights were purchased by Creek Meadows for use in 2020. This was a budgeted item in the 2021 budget, so a vote was not necessary.

Lara stated that a camera needed to be replaced at the estate pool and would cost approximately \$889 with labor. This is expected to be installed in the spring. She also stated that the fencing around the CM pool and playground area, has rust showing through and needs to be repainted. The bid is for \$5700. Parker stated it would be important to get the trees cut first to get them off the fence.

Bobby with Oasis Pools will continue to maintain both pools in the subdivision. Chlorine availability is a problem and Bobby is searching for different avenues to acquire the chlorine. There is currently enough chlorine on hand to open the pools but not to keep them open all season. Lara stated that the only other item Bobby thought was important for the 2022 budget was to have the metal spacers removed from the pool decking on the CM pool. Parker is also requesting a bid from another concrete company for that scope of work. Ron asked if anyone had experience with chloride gas as an alternative to the conventional chloride used. Lara is going to inquire and get back to the directors.

Jon presented the 2022 budget for the Creek Meadows Owners Association. The budget is substantially less than 2021 because the amount of annual dues calculated is the current paying membership only and not an estimate of future lots from the newly developed area. He noted that for the 2022 budget, repairs are not broken out by category as each one is very likely to change but the bottom line of expenses is expected to be consistent throughout the year. Projects is currently budgeted to \$0 until more lots are sold and dues are paid.

Jon asked Lara if she could inquire about using non-potable water for irrigation on ECM to cut down on water expenses.

Ron asked if the well was completed to satisfaction. Parker stated that we were not able to get the amount of water hoped, but it would cost too much money to keep drilling.

Parker made a motion to accept the 2022 budget as presented. Ron seconded the motion. All were in favor and the motion passed unanimously.

Management Reports

Delinquency Status

Lara presented the delinquency status. There are 11 members owing for a total of \$14,876.74 including late fees and interest. Lara called all 11 members and has received some response. She posted a payment plan on the door of seven of the members. It is hoped that members will pay as promised. The cost of collections is paid by the association up front and reimbursed by the delinquent member. The 11 owners were given until Friday, November 12 to respond.

Lara stated that there are a total of 897 lots in the Creek Meadows Owners Association, comprised of 72 developer owned lots, 32 builder owned lots, 81 declared rental lots and 712 owner occupied lots.

the lots effected for each one to rectify the problem by having the drain uncovered and cleared. Lara stated that this had been done and the problem rectified.

New Business

Lara explained the confusion on the annual meeting date. The original date was set for November 16, 2021 but when Lara booked with Wellborn Community Center the facility was only available on the 17th. She apologized for any inconvenience the change had caused. The members were only notified of the November 17th date.

Developer Repairs to Creek Meadows Blvd Landscape and Irrigation

Lara stated that the developer of the area who is responsible for repairing the common ground to its former state is Oldham Goodwin and he was not respond to any inquiry made by Beal. Homeowners along the stretch of common ground on Creek Meadows Blvd have begun complaining because weeds are now growing into their lawns. Lara had Ground Crew mow a strip of the common ground along the fence line to help keep weeds from private lawns. However, the entire section of common ground needs to be repaired, including irrigation torn out by the contractor working for Oldham Goodwin. Oldham Goodwin is not taking responsibility for any part of the damage. The Ground Crew did an estimate for repairs and passed it on to the contractor used by Oldham Goodwin. Jacob asked if the city would have any recourse to help getting Oldman Goodwin to do the repair work. Lara stated that she did not think the city could do anything. The estimate was for approximately \$27,000. Parker stated that the pump for the irrigation system would need to be repaired prior to the repair of the irrigation in the damaged section. Lara stated that she could get a bid from The Ground Crew to get the area cleaned up to be mowed. Parker said he would check the area and would ask Landmark to mow it since it is in their normal mowing contract. Parker stated that he would organize a cleanup crew to pick up debris so the area can be mowed.

Villages at Creek Meadows – Common Property Replat.

Lara was able to determine that the common ground on the side of Creek Meadows Blvd, along the front of the Villages, is still in the name of Creek Meadows Owners Association. Lara stated that the stretch of land is not part of the common ground maintained by the association and the record of owner was to be transferred to the Villages. Since this was not done on the initial plat, Lara will contact the city about a replat. The Village is not a part of the Creek Meadows Owners Association. Due to liability and insurance consequences, Creek Meadows needs to have the ownership transferred to the Villages of Creek Meadows.

Beal Properties New Management Contract

Lara went through the new contract and noted differences from the former contract with Creek Meadows Owners Association. She stated the contract would begin on January 1, 2022 and run through one year and she would like Parker to sign it prior to January 1.

Lara stated the Directors meeting dates for 2022 as follows:

January 6 (Thursday)

April 7 (Thursday)

July 7 (Thursday)

October 13 (Thursday)

November 15 – Annual meeting (Tuesday)

Cash Flow

Beal Properties

Properties: Creek Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2021 to 12/31/2021 (Last Year)

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				
Interest Income	328.92	0.08	328.92	0.08
Homeowners Association Dues	3,000.00	0.72	3,000.00	0.72
Fines for violations	25.00	0.01	25.00	0.01
Certified Letter Charge	78.13	0.02	78.13	0.02
CREEK MEADOWS HOA INCOME				
CM/ECM Homeowner Dues	396,159.51	95.61	396,159.51	95.61
CM/ECM Transfer Fees	4,095.00	0.99	4,095.00	0.99
CM/ECM Late Fees	2,805.00	0.68	2,805.00	0.68
CM/ECM Fines For Violations	488.92	0.12	488.92	0.12
CM/ECM Finance Charges	1,194.94	0.29	1,194.94	0.29
CM/ECM Pool Fob Income	2,500.00	0.60	2,500.00	0.60
CM/ECM Deed Restriction Income				
CM/ECM Property Damage	3,646.53	0.88	3,646.53	0.88
CM/ECM Cost of Collections	20.85	0.01	20.85	0.01
Total CM/ECM Deed Restriction Income	3,667.38	0.89	3,667.38	0.89
Total CREEK MEADOWS HOA INCOME	410,910.75	99.17	410,910.75	99.17
NSF Penalty	12.00	0.00	12.00	0.00
Total Operating Income	414,354.80	100.00	414,354.80	100.00
Expense				
Collections	-200.00	-0.05	-200.00	-0.05
Bank Fees/Office Expenses	39.60	0.01	39.60	0.01
CM/ECM Deed Restriction Expense	6,050.41	1.46	6,050.41	1.46
CM/ECM Decorations, Flags, & Signs	3,093.91	0.75	3,093.91	0.75
CM/ECM Fountains & Lakes				
CM/ECM Fountain Repair	498.06	0.12	498.06	0.12
CM/ECM Monthly Pond Dye & Maintenance	4,710.33	1.14	4,710.33	1.14
Total CM/ECM Fountains & Lakes	5,208.39	1.26	5,208.39	1.26
CM/ECM Grounds Maint/ Improvements				
CM/ECM Irrigation Repair	6,135.76	1.48	6,135.76	1.48
CM/ECM Landscape Maintenance	213,918.63	51.63	213,918.63	51.63
CM/ECM Lawn Spraying/Weed Control	9,309.50	2.25	9,309.50	2.25

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CM/ECM Postage & Delivery	128.01	0.03	128.01	0.03
CM/ECM Special Projects / Improvements	79,154.48	19.10	79,154.48	19.10
CM/ECM Website Expense	18.17	0.00	18.17	0.00
CM/ECM Utilites				
CM/ECM Electric	13,349.41	3.22	13,349.41	3.22
CM/ECM Sanitation / Sewer	2,915.28	0.70	2,915.28	0.70
CM/ECM Water and Irrigation	11,848.02	2.86	11,848.02	2.86
Total CM/ECM Utilites	28,112.71	6.78	28,112.71	6.78
CM/ECM Pool Fob Expense	-125.00	-0.03	-125.00	-0.03
CM/ECM Property Taxes	454.00	0.11	454.00	0.11
CM/ECM Transfer to Reserve	10,000.00	2.41	10,000.00	2.41
Total Operating Expense	479,823.08	115.80	479,823.08	115.80
NOI - Net Operating Income	-65,468.28	-15.80	-65,468.28	-15.80
Total Income	414,354.80	100.00	414,354.80	100.00
Total Expense	479,823.08	115.80	479,823.08	115.80
Net Income	-65,468.28	-15.80	-65,468.28	-15.80
Other Items				
Prepayments	-4,948.58		-4,948.58	
Net Other Items	-4,948.58		-4,948.58	
Cash Flow	-70,416.86		-70,416.86	
Beginning Cash	154,524.94		154,524.94	
Beginning Cash + Cash Flow	84,108.08		84,108.08	
Actual Ending Cash	84,673.68		84,673.68	

Expense Distribution

Properties: Creek Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2021 to 12/31/2021 (Last Year)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits											
	03/17/2021	Creek Meadows HOA		3363 University Drive East Suite Meadow 215 Bryan, TX Lp 77802			250.00	0.00	2963	03/17/2021	Baker Meadow Lp Move Out Refund
	07/19/2021	Creek Meadows HOA		3363 University Drive East Suite Stevens Drive East Suite Creek 215 Bryan, TX Ct 77802			500.00	0.00	3057	07/20/2021	Stevens Creek Ct Move Out Refund
	11/08/2021	Creek Meadows HOA		3363 University Crooked Drive East Suite Creek 215 Bryan, TX Path 77802			195.87	0.00	3106	11/08/2021	Crooked Creek Path Move Out Refund
							945.87	0.00			
4540 - Reimbursement from Office Acct											
	06/02/2021	Creek Meadows security deposit		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties		500.00	0.00	3024	06/03/2021	security deposit accidentally processed through Creek meadows Account
	09/10/2021	Creek Meadows Crosslinbers		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties		150.00	0.00	3081	09/10/2021	HOA dues for Southwest Crossing 2520
							650.00	0.00			
4600 - Homeowners Association Dues											
	01/21/2021	Creek Meadows HOA		3363 University Drive East Suite Buffalo Drive East Suite Creek 215 Bryan, TX Lp 77802			500.00	0.00	2959	01/21/2021	Overpayment of 2021 Dues
	02/06/2021	Creek Meadows HOA		3363 University Pavnee Drive East Suite Creek 215 Bryan, TX			500.00	0.00	2965	02/12/2021	Overpayment of 2021 Dues

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2021	HOA		Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	14.46	0.00	3130	12/10/2021	Certified Letter Charge for 11/2021
	11/30/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	6.96	0.00	3130	12/10/2021	Certified Letter Charge for 12/2021
	12/09/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	35.91	35.91			Certified Letter Charge for 12/2021
	12/22/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	162.27	35.91			Certified Letter Charge for 12/2021

4701 - CM/ECM Homeowner Dues

00001	02/24/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	1,250.00	0.00	2974, 2974, 2984	02/24/2021, 02/24/2021, 02/24/2021	Overpayment of 2021 Dues
	05/03/2021	Creek Meadows HOA		3363 University Crooked Drive East Suite 215 Bryan, TX 77802		2200	500.00	0.00	3014	05/11/2021	Dues Overpayment
	05/11/2021	Creek Meadows HOA		3363 University Still Drive East Suite 215 Bryan, TX 77802		2200	550.00	0.00	3015	05/12/2021	Overpayment of dues at closing. FW Address--
							2,300.00	0.00			

8010 - CM/ECM Deed Restriction Expense

2099	01/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	378.88	0.00	2951	01/07/2021	Remove Graftiti From Culvert CM
20-110818	02/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110817	02/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8031 - CM/ECM Fountain Repair											
2022145	09/24/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	498.06	0.00	3088	09/23/2021	Rebuild Fountain Pump and Reinstall With New Lights
							3,093.91	0.00			
8032 - CM/ECM Monthly Pond Dye & Maintenance											
2020906	01/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	2948	01/07/2021	Estates Pond Dye
2020803	01/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	2948	01/07/2021	Creek Meadows
2020838	01/07/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	2948	01/07/2021	Estates Pond Dye
2020835	01/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	2955	01/18/2021	CM - December Pond Dye
2020870	02/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	2970	02/19/2021	ECM
2020868	02/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	2970	02/19/2021	CM
2020899	03/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	2976	03/09/2021	ECM Pond Dye
2021895	03/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	2976	03/09/2021	CM Pond Dye
20211934	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX	Oasis Pools	2200	107.06	0.00	3003	04/28/2021	March Pond Lake Dye Estates

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2022171	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3121	11/11/2021	Creek Meadows
2022174	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3121	11/11/2021	Estates Pond Dye
2022220	11/23/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3126	11/23/2021	Monthly Pond Lake Dye - October
2022243	12/22/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3138	12/22/2021	Monthly Pond Dye - Creek Meadows
2022247	12/22/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3138	12/22/2021	Monthly Pond Dye - Estates
8041 - CM/ECM Irrigation Repair							4,710.33	0.00			
2099	01/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	589.96	0.00	2951	01/07/2021	Replace Controller
10356	01/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	40.00	0.00	2964	02/04/2021	Replace cover on outlet for well pump
6894	02/02/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ballard Water Well Company, LLC	2200	1,217.81	0.00	2961	02/04/2021	Charge to test the existing well for output.
2795	06/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	1,453.25	0.00	3034	06/09/2021	Irrigation inspections and Seasonal Color (flat)
Main Line 5	08/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	205.09	0.00	3067	08/10/2021	Repaired Main line 5
Controller 3	08/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	842.50	0.00	3067	08/10/2021	replaced 1" solenoid, replaced 2 old

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2612	05/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	14,593.45	0.00	3010	05/07/2021	Monthly lawn maintenance
2691	06/06/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	3,981.33	0.00	3031	06/07/2021	Creek Meadow Plant Replacement, sign beds intersection of Creek Meadow Blvd and Green Prairie Tr.
2692	06/06/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	3,768.75	0.00	3031	06/07/2021	Hardwood Mulch - All common areas.
2749	06/29/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	14,593.45	0.00	3043	06/29/2021	Monthly Lawn Maintenance
2894	07/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	14,593.45	0.00	3048	07/09/2021	June 2021 Lawn Maintenance
3012	08/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	14,593.45	0.00	3067	08/10/2021	Monthly Lawn Maintenance (July)
3155	09/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	14,593.45	0.00	3079	09/10/2021	Monthly Lawn Maintenance
3306	10/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	14,593.45	0.00	3096	10/08/2021	Monthly Lawn Maintenance
3462	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	14,593.45	0.00	3123	11/11/2021	Monthly Landscaping - October
3611	12/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	14,593.45	0.00	3133	12/10/2021	Monthly Landscaping - November

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
44440	06/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Hawthorne, P. C.	2200	75.00	0.00	3038	06/28/2021	Conference with Tomi M. proceeding with lien
44442	06/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P. C.	2200	75.00	0.00	3038	06/28/2021	Conference with Tomi M. proceeding with lien
44441	06/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P. C.	2200	75.00	0.00	3038	06/28/2021	Conference with Tomi M. proceeding with lien
44304	06/29/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P. C.	2200	75.00	0.00	3039	06/29/2021	Email exchange with Tomi regarding posting the newly recorded amended bylaws
44205	06/29/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P. C.	2200	436.00	0.00	3039	06/29/2021	Drafted the updated bylaws to reflect the changes approved in the annual meeting
44118	06/29/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P. C.	2200	1,459.00	0.00	3039	06/29/2021	General Matters, proposed by law changes, Conference with D Porter, establishing a quorum,
45580	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P. C.	2200	300.00	0.00	3120	11/11/2021	Management Certificate
45961	12/22/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P. C.	2200	75.00	0.00	3137	12/22/2021	Notice of Addition of Land - New Phase
8071 - CM/ECM Beal Properties Management Fee								2,745.00	0.00		
01/01/2021		Creek Meadows HOA		3363 University Drive East Suite	Beal Properties	2200	3,705.24	0.00	2952	01/18/2021	January 2021 - Monthly

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
											\$4.62)
	11/01/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,705.24	0.00	3110	11/11/2021	November 2021 - Monthly Management Fee (802 doors x \$4.62)
	12/01/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,705.24	0.00	3134	12/10/2021	December 2021 - Monthly Management Fee (802 doors x \$4.62)
							44,462.88	0.00			

8090 - CM/ECM Annual Membership Meeting Expense

11/17/2021	07/16/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Community Center	2200	90.00	0.00	3054	07/16/2021	Rental of Wellborn Community Center for Creek Meadow HOA Annual meeting
11/17/2021	07/16/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Community Center	2200	150.00	0.00	3053	07/16/2021	Rental of Wellborn Community Center for Creek Meadow HOA Annual meeting
							240.00	0.00			

8111 - CM Clean & Repair Park Equipment

12372	03/26/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Constant Current Electric	2200	64.41	0.00	2987	03/26/2021	CM - Reset Timers After Ice Storm
10335	06/06/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	120.00	0.00	3030	06/07/2021	Repaired playground equipment (bouncy) removed both brackets on pole and adjusted.
89595	12/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	159.12	0.00	3135	12/10/2021	Miscellaneous Repairs
							343.53	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
11262021	12/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3135	12/10/2021	Monthly Porter Service and Trash Pick Up
							2,532.50	0.00			
8121 - ECM - Clean & Repair Park Equipment											
10487	01/18/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	375.00	0.00	2957	01/18/2021	Power Wash Playground Equipment
12372	03/26/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Constant Current Electric	2200	64.41	0.00	2997	03/26/2021	ECM - Reset Timers After Ice Storm
							439.41	0.00			
8122 - ECM - Park Trash Removal											
Invoice 21	02/02/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brian Thiopin	2200	211.00	0.00	2962	02/04/2021	
22	03/01/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brian Thiopin	2200	210.50	0.00	2976	03/09/2021	
23	04/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brian Thiopin	2200	210.50	0.00	2993	04/08/2021	CM & ECM Porter Service
24	05/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brian Thiopin	2200	210.50	0.00	3007	05/07/2021	Creek Meadow Porter service
25	06/06/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brian Thiopin	2200	210.50	0.00	3026	06/07/2021	Creek Meadows and Estates porter service
26	07/09/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brian Thiopin	2200	210.50	0.00	3046	07/09/2021	Creek Meadow & Estates monthly porter service

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
401585	12/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	136.28	0.00	3132	12/10/2021	Cleaning Supplies - Trash Bags
3278	04/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	120.00	0.00	2996	04/08/2021	CM - turn water off at draining fountain at playground
3214	03/26/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	260.00	0.00	2991	03/26/2021	Pool Closet Water Leak
3291	04/20/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	1,600.00	0.00	2996	04/20/2021	Payment for New Water Fountain
10709	05/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	755.00	0.00	3009	05/07/2021	Prepare Creek Meadows Pools for opening/ Repair Park Damage
10709	05/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	289.05	0.00	3009	05/07/2021	Prepare Creek Meadows Pools for opening/ Repair Park Damage
3233	05/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	280.00	0.00	3011	05/07/2021	Replace 1/2 water line for swimming pool
3513	05/27/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	560.00	0.00	3022	05/27/2021	replace two toilets in mens bathroom and fix water leak at toilet toilet were broken do to

8132 - CM - Pool Annex Repairs

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
10506	01/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	215.00	0.00	2950	01/07/2021	Replace Exterior Light Fixtures On CM Pool Annex
							1,757.17	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
10344	11/11/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	100.00	0.00	3122	11/11/2021	Store Pool Furniture
465-51097	11/11/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Fast Signs	2200	18.28	0.00	3114	11/11/2021	Pool Closed Sign
							278.80	0.00			
8134 - CM - Pool Monthly Maintenance & Chemicals											
2020804	01/05/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,027.22	0.00	2948	01/07/2021	November 2020 Cleaning and Chemicals
2020836	01/07/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	730.09	0.00	2948	01/07/2021	December 2020 Cleaning & Chemicals
2020863	02/11/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	811.88	0.00	2970	02/19/2021	January 2021 Cleaning & Chemicals
2021896	03/08/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,332.89	0.00	2978	03/09/2021	February 2021 Cleaning & Chemicals
2021970	05/27/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	891.76	0.00	3018	05/27/2021	April 2021 - Monthly Pool Service
2021996REV	06/29/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,448.41	0.00	3040	06/29/2021	Monthly Pool Cleaning & Supplies
2022042	07/12/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,755.81	0.00	3049	07/12/2021	June 2021 - Pool maintenance & chemicals.
2021931	08/10/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	811.88	0.00	3066	08/10/2021	Monthly Pool Cleaning & Maintenance (March)
2022095	08/10/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,456.02	0.00	3066	08/10/2021	Monthly Pool Cleaning & Supplies

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2022264	12/22/2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,997.21	0.00	3138	12/22/2021	Change Sand in Pool Filters x2
							4,648.87	0.00			
8136 - CM - Pool Security Camera Utilities											
07707-139966-01-10/11/14/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.97	0.00	2956	01/18/2021	
07707-139966-01-10/21/18/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.97	0.00	2971	02/19/2021	CM Pool Phone & Internet
07707-139966-01-10/31/26/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.17	0.00	2989	03/26/2021	Monthly Internet & Phone
07707-139966-01-10/41/28/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	158.36	0.00	3004	04/28/2021	CM Broadband
07707-139966-01-10/51/27/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.36	0.00	3020	05/27/2021	CM Broadband
07707-139966-01-10/61/08/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	134.41	0.00	3033	06/08/2021	Monthly Broadband Service (pool)
07707-139966-01-10/71/14/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.17	0.00	3052	07/14/2021	Broadband Services
07707-139966-01-10/81/13/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.17	0.00	3071	08/17/2021	Broadband Services
07707-139966-01-10/91/16/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.25	0.00	3084	09/21/2021	Broadband Services
07707-139966-01-11/01/18/	2021	Creek Meadows		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	167.97	0.00	3104	10/26/2021	Creek Meadows Internet

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
3291	04/20/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Twin City Plumbing LLC	2200	1,600.00	0.00	2998	04/20/2021	Payment for New Water Fountain
10709	05/05/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	345.00	0.00	3009	05/07/2021	Prepare Creek Meadows Pools for opening/Repair Park Damage
130136	06/07/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	DeFTech AV	2200	64.27	0.00	3028	06/07/2021	Check out both location for Audio visual issues
12482	07/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Constant Current Electric	2200	128.82	0.00	3047	07/09/2021	Reset time clock for lights at Creek Meadow Estates
13398	08/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	DeFTech AV	2200	244.24	0.00	3065	08/10/2021	repaired security cameras & reconnect to suddenlink modems
24081	09/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Joe Loudal DBA	2200	54.13	0.00	3078	09/10/2021	Fire Ant control at Pool
12574	09/24/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Constant Current Electric	2200	128.82	0.00	3087	09/28/2021	Repair Timer For Pool House and Parking Lot Lights
137657	09/24/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	DeFTech AV	2200	115.69	0.00	3086, 3086, 3092	09/28/2021, 09/28/2021, 09/28/2021	Reposition Cameras and Check Non-Functioning Camera
12586	10/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Constant Current Electric	2200	189.44	0.00	3093	10/09/2021	Found tripped GFI that controlled the drinking fountains.
9197542143	12/22/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	HD Supply Facilities Maintenance	2200	60.62	0.00	3136	12/22/2021	Motion Switches for Bathrooms
							3,381.03	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2022044	07/12/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	1,684.80	0.00	3049	07/12/2021	Algaecide 60% (etc) June 2021 - Pool maintenance & chemicals.
2022097	08/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	1,588.11	0.00	3066	08/10/2021	Monthly Pool Cleaning & Supplies (July)
2022124	09/24/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	1,589.54	0.00	3088	09/28/2021	Estates Monthly Pool Cleaning
2022175	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	1,429.07	0.00	3121	11/11/2021	Estates Pool
2022219	11/23/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	1,150.83	0.00	3126	11/23/2021	Monthly Pool Cleaning & Supplies
2022246	12/22/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	622.44	0.00	3138	12/22/2021	Monthly Pool Cleaning & Chemicals - Estates
8145 - ECM - Pool Equipment Repairs & Maintenance											
2021961	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	152.65	0.00	3003	04/28/2021	Repaired 1 1/2 to 3/4 PVC water line
2022026	06/29/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	297.69	0.00	3040	06/29/2021	Yearly Maintenance. Rushed all lines, inspected chlorinator, valves, O-rings
2022025	06/29/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	347.14	0.00	3040	06/29/2021	Replaced impeller on filter #2 pump motor
2022024	06/29/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan TX 77802	Oasis Pools	2200	337.61	0.00	3040	06/29/2021	Replaced multiport valve top assembly on

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-148804-01-210126/	2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.88	0.00	3104	10/26/2021	Monthly Internet & Phone
07707-148804-01-211130/	2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	159.68	0.00	3128	11/30/2021	Estates
8150 - CM/ECM Postage & Delivery							1,072.02	0.00			
Certified Mail Charges - November	12/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	128.01	0.00	3130	12/10/2021	Certified Mail Charges - November

8160 - CM/ECM Special Projects / Improvements

2202	01/07/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	1,062.91	0.00	2951	01/07/2021	Remove Holiday Decor & Replace Rose Bush
2319	03/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	2,165.00	0.00	2979	03/10/2021	Erosion Repair behind 4066 Crooked Creek
2102	03/26/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	7,634.01	0.00	2990	03/26/2021	Monument Sign Landscaping
13041	08/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	M&M Water Well, LLC	2200	20,852.00	0.00	3069	08/11/2021	Jet well installed, 75hp 10gpm submersible pump, plum well to lake.
7057R*1	11/09/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Storm Water Solutions	2200	19,079.06	0.00	3107	11/09/2021	Erosion Repair - Creek Meadows Ponds
7058R*1	11/09/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Storm Water Solutions	2200	28,361.50	0.00	3108	11/09/2021	Erosion Repair - Estates Ponds
							79,154.48	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2349556	02/11/2021	Creek Meadows HOA		215 Bryan, TX 77902	Bryan Texas Utilities	2200	18.18	0.00	2967	02/19/2021	ECM
2371989	02/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77902	Bryan Texas Utilities	2200	298.85	0.00	2967	02/19/2021	ECM
2371989	03/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	316.32	0.00	2977	03/09/2021	ECM Electric
2348556	03/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	2977	03/09/2021	Timber Electric
2348555	03/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.21	0.00	2977	03/09/2021	Timber Electric
2306382	03/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.27	0.00	2977	03/09/2021	
2293428	03/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.64	0.00	2977	03/09/2021	
2216139	03/08/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	525.30	0.00	2977	03/09/2021	
2371989	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	278.83	0.00	2999	04/28/2021	Utilities - electric
2216139	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	525.30	0.00	2999	04/28/2021	Utilities - electric
2293428	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.31	0.00	2999	04/28/2021	Utilities - electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2306382	06/15/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	3037	06/15/2021	utilities - electrical
2348555	06/15/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.12	0.00	3037	06/15/2021	utilities - electrical
2348556	06/15/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	3037	06/15/2021	utilities - electrical
2216139	07/14/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	540.91	0.00	3050	07/14/2021	utilities - electrical
2293428	07/14/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.18	0.00	3050	07/14/2021	utilities - electrical
2306382	07/14/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	3050	07/14/2021	utilities - electrical
2348555	07/14/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.23	0.00	3050	07/14/2021	utilities - electrical
2348556	07/14/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	3050	07/14/2021	utilities - electrical
2371989	07/14/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	588.61	0.00	3050	07/14/2021	utilities - electrical
2216139	08/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	526.30	0.00	3064	08/10/2021	utilities - electrical
2293428	08/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.29	0.00	3064	08/10/2021	utilities - electrical

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2348555	10/25/2021	Creek Meadows HOA		215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	3101	10/26/2021	15729 Timber Creek
2348555	10/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.12	0.00	3101	10/26/2021	15729 Timber Creek A
2293428	10/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.98	0.00	3101	10/26/2021	4401 Silver Brook
2246139	10/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	533.11	0.00	3101	10/26/2021	15541 N Creek Meadows
2216139	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	455.10	0.00	3112	11/11/2021	Monthly Electric
2293428	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.66	0.00	3112	11/11/2021	Monthly Electric
2306382	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	3112	11/11/2021	Monthly Electric
2348555	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.12	0.00	3112	11/11/2021	Monthly Electric
2348556	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	3112	11/11/2021	15729 Timber Creek
2371989	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	665.37	0.00	3112	11/11/2021	15751 Cottonwood Creek
2216139	12/10/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	455.10	0.00	3131	12/10/2021	15541 N Creek Meadows

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
572947-235104	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	142.58	0.00	3000	04/28/2021	Utilities - sanitation-sewer - drainage
544491-209936	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	138.45	0.00	3000	04/28/2021	Utilities - sanitation-sewer - drainage
572947-235104	05/27/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	142.58	0.00	3017	05/27/2021	Utilities - sanitation-sewer - drainage
544491-209936	05/27/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	138.45	0.00	3017	05/27/2021	Utilities - sanitation-sewer - drainage
Creek Meadows	06/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	138.45	0.00	3035	06/11/2021	CM Sanitation/ Sewer
Estates CM	06/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	142.58	0.00	3035	06/11/2021	ECM Sanitation/ Sewer
572947-235104	07/14/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	129.76	0.00	3051	07/14/2021	utilities - sewer - sanitation - drainage
544491-209936	07/14/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	125.86	0.00	3051	07/14/2021	utilities - sanitation - sewer - drainage
572947-235104	08/13/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	129.76	0.00	3070	08/17/2021	utilities- sanitation - sewer - drainage -
544491-209936	08/13/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	125.86	0.00	3070	08/17/2021	utilities - sanitation - sewer - drainage
572947-235104	09/16/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	142.58	0.00	3083	09/21/2021	15751 Coltonwood Creek Ln.

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
102-8155-00	02/22/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	32.05	0.00	2973	02/23/2021	ECM Water
102-8302-00	02/22/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	33.91	0.00	2973	02/23/2021	ECM Water
102-8302-00	03/26/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.87	0.00	2992	03/26/2021	Estates Timber
102-8155-00	03/26/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	2992	03/26/2021	Estates GP Trail
102-0067-00	03/26/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	75.65	0.00	2992	03/26/2021	Estates Cottonwood
102-4969-00	03/26/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	61.33	0.00	2992	03/26/2021	Estates CM Blvd
102-0067-00	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	147.58	0.00	3005	04/28/2021	Utilities - water
102-8155-00	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	3005	04/28/2021	Utilities - water
102-4969-00	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	211.47	0.00	3005	04/28/2021	Utilities - water
102-8302-00	04/28/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	32.75	0.00	3005	04/28/2021	Utilities - water
102-0067-00	05/27/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	346.65	0.00	3023, 3023, 3023	05/27/2021, 05/27/2021, 05/27/2021	Utilities - water

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
102-8302-00	08/25/2021	Creek Meadows HOA		215 Bryan, TX 77802	Wellborn Special Utility District	2200	97.64	0.00	3074	08/25/2021	utilities - water
102-8155-00	08/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	3074	08/25/2021	utilities - water
102-4969-00	08/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	150.02	0.00	3074	08/25/2021	utilities - water
102-0067-00	08/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	691.75	0.00	3074	08/25/2021	utilities - water
102-8302-00	09/16/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	108.10	0.00	3085	09/21/2021	utilities - water
102-8155-00	09/16/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	3085	09/21/2021	utilities - water
102-4969-00	09/16/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	214.48	0.00	3085	09/21/2021	utilities - water
102-0067-00	09/16/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	2,792.11	0.00	3085	09/21/2021	utilities - water
102-8155-00	10/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	61.20	0.00	3105	10/26/2021	Estates Irrigation - GP Trail
102-8302-00	10/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	214.69	0.00	3105	10/26/2021	Estates Irrigation - Timber
102-4969-00	10/25/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	361.50	0.00	3105	10/26/2021	CM Pool House

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
30738-349656	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30739-355513	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3116	11/11/2021	Property Tax
30740-361702	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30741-363798	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30742-363828	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30743-368312	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30744-374762	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30745-374872	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30746-374942	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30747-376032	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax
30748-396294	11/11/2021	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, Tax A/C	2200	2.24	0.00	3117	11/11/2021	Property Tax



CREEK MEADOWS HOMEOWNERS ASSOCIATION
 3363 UNIVERSITY DR E SUITE 215
 BRYAN TX 77802

Statement Date 12/31/2021
 Account No ****3859
 Page 1 of 1

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STATEMENT SUMMARY

10/01/2021	Beginning Balance	\$47,236.16	
	1 Deposits/Other Credits	+	\$11.91
	0 Checks/Other Debits	-	\$0.00
12/31/2021	Ending Balance		\$47,248.07

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/31/2021	Accr Earning Pymt Added to Account	\$11.91

TOTAL OVERDRAFT FEES

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

DAILY ENDING BALANCE

10-01	Balance	\$47,236.16
12-31	Balance	\$47,248.07

EARNINGS SUMMARY

Interest Paid This Period	\$11.91	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$41.63	Days in Earnings Period	92

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



101251 : 00651801

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MEMBER FDIC



NYSE Symbol "PB"



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

January 6, 2022

Creek Meadows Management Report

Delinquency Report: As of today, there are 8 homeowners past due for a total of \$13,731.89 owed to the HOA including late fees and interest. We are continuing to work on collecting that balance. All 8 were offered a payment plan with the first payment due on Friday, November 12th. They did not make a payment or contact us. At this point, the 6 larger balances are with the attorney who is proceeding with the execution of a lien. The other 2 are much smaller balances that we will continue to follow up on for collection.

Property Status: 897 lots total. 69 of those are owned by the developer. We currently have 27 builder lots, 94 rentals (that were reported) and 707 Owner occupied residential units.

Violation Report: We are currently driving the property every other week. We have about 39 active violations. Most violations are for trash/debris and unsightly articles left in yards and on driveways. We would like to remind homeowners that the bulk trash pick-up is on Fridays. Garbage cans and bulk trash may not be put on the curb more than 12 hours before.

In January and February will begin focusing more attention on the issue of overgrown shrubs and trees. Winter is a perfect time to prune trees and shrubs to avoid disease and damage. We will be sending out violations/1st warnings, along with a letter with some helpful information on pruning. The expectation is that all young trees will have suckers (limbs growing from the bottom of the tree trunk) removed and all branches need to be trimmed if they are pointing down toward the ground. On larger trees, we will be looking for a canopy that is at or above 6', with all downward facing branches and limbs removed. The Board has approved a 90 day window for corrections to be made under this specific issue for Article 3.28.

The HOA approved stain color is Sherwin Williams semi-transparent in Hawthorne. Homeowners DO NOT have to buy that specific stain, but the color must be as close as possible. No other stain color has been approved. Please note that it is NOT a requirement that you stain your fence. However, IF your fence is stained, you can receive a violation if the stain is not maintained or is allowed to fade/peel.

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Architectural Control:

ACC Submissions July – September 2021

16 total requests

Shed 5

Whole home generator 1

Patio extension 6

Landscaping 1

Fence 1

Solar Panels 1

Driveway Extension 1

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