

WOOD BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, October 21, 2020

Attendees:

Vince Marino, Vice President
Carrie Siatunuu, Treasurer
Jennifer Stroh, Secretary (via Zoom)

Terry Thigpin, Beal Properties Owner
Toni Myers, Beal Properties HOA Director
Stacie Cone, Beal Properties HOA Project Coordinator

Vince called the meeting to order at 3:15 p.m.
K.I. Selindis and Lacey Warren were not able to attend.

Minutes for July 15th meeting are not correct in the packet – Toni will get this corrected

Financials:

Carrie Siatunuu:

No change to lawn and property maintenance, management fees, pest control, porter service, pool maintenance.

Frontier phone bills (for the pool) are gone.

Carrie concurs with everything. All expenses in line. Nothing out of the ordinary.

HOA fees delinquency: As of October 21, there are no delinquencies.

Vince moved to accept financial statements as presented. Carrie seconded the motion. Motion passed.

Old Business:

Plumbing Repair at Building A: Carrie asked about the recent plumbing repair at Building A, and if the pile of dirt will be leveled so grass can grow back. Stacie will get this taken care of ASAP

Lights: Received 2 bids from Constant Current, still with some confusion. Consensus was to do the following:

WOOD BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, October 21, 2020

Carrie asked to have all lighting on one bid, including adding a light to Building E facing the mailboxes. Would also like a map showing where new lights will be installed. Jennifer agreed to discuss lighting via email once the bid has been corrected.

Pool: Discussion ensued on whether or not to open pool. It was noted that open pools in some complexes have to sanitize every few hours every single day and would be extremely cost prohibitive for us. Everyone agreed that it is still not financially or physically feasible for Woodbrook to do this. The decision was made to leave the pool closed until Spring and see what happens.

Parking Lot Repairs: Toni informed us that we just received two bids to repair and replace the three areas of the parking lot (as designated by temporary paint)

- Bid 1: \$7,956 (this company is using concrete)
- Bid 2: \$1,100 (Freddie) (changed to concrete)

Terry was able to get a third company to meet onsite and provide an additional bid. Stacie will email it to the Board once it's received.

Bank: Toni and Carrie were looking at moving from Wells Fargo. They had two meetings set up but then COVID happened. Therefore, bank update will occur at the next meeting. Banks are First American and Guarantee Bank.

Mailboxes: Mailbox area update- Carrie motions & Jennifer seconds – All approved

Trees: Tree trimming & bush removal approval- Vince motions and Carrie seconds – All approved.

Entrance sign: Mark Webber with Webber Custom Homes is working on this for us. Toni says he will come up with a sketch and a bid for a new entrance sign for Woodbrook. Waiting to meet in person so Mark can present mock-ups and bids to us.

New Business:

Ideas for Updates on Property:

- Remove Guest Parking signs
- Landscaping design bids: for the areas by the entrance and between buildings I and M.
- Add more doggy stations
- Siding, where damaged from lawn care

WOOD BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, October 21, 2020

- Power wash all buildings throughout complex
- Pool furniture and cabana upgrades
- Possibly look into Election Buddy for future, online voting system

Next Meeting: January 26, 2021 Board meeting at 5:00 p.m., annual meeting at 6:00 p.m.
Lacey Warren, K.I. Selindis, and Jennifer Stroh are up for re-election in 2020

Adjournment: Carrie moved to adjourn the meeting. Vince seconded the motion.
Motion passed and meeting was adjourned at 5:15 p.m