

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

**Oakwood Townhomes Home Owners Association Special Meeting Minutes
October 13th, 2021 @ 5:30pm Beal Properties & Via Zoom**

Meeting called to order started at 5:37pm

Attendees: Randal Lunsford, Jim & Linda Jamison, Stephanie Garner, Victor Castillo, Francesca Whittaker, Max Murtaugh

Meeting was called to Order at 5:37pm

Beal Properties received an email from Eva Goodman announcing her resignation of the Board effective at 5:30pm on October 13th, 2021.

Beal Properties went over all Candidate Application forms that were turned in; the following Candidates were nominated to the Board:

1. Randal Lunsford,
2. Jim Jamison
3. Stephanie Garner
4. Victor Castillo
5. Francesca Whittaker
6. Max Murtaugh
7. Don Benedict

After announcing all the Candidates Stephanie Garner and Francesca Whittaker withdrew their applications. All Members in attendance unanimously voted for the following Candidates

1. Victor Castillo - President
2. Randal Lunsford – Vice President
3. Don Benedict – Secretary
4. Jim Jamison – Treasurer
5. Max Murtaugh – Member (at large)

Beal Properties recommended that Oakwood Townhomes start their own Operating Account with First Financial as their loan and reserve account is with them. The Board agreed that Beal Properties would help facilitate starting that bank account.

The Board agreed that the signors for the new bank account would be: Terry Thigpin with Beal Properties, Victor Castillo Board President and Jim Jamison Board Treasurer.

The Board agreed to update the signors on the current reserve account to: Victor Castillo Board President and Jim Jamison Board Treasurer.

The next Board meeting was set for November 10th @ 5:30pm

Meeting was adjourned at 6:20pm

RESOLVED, that the corporation hereby ratifies and adopts all agreements entered into by the corporation prior to the date of this meeting.

Zimbra**tonim@century21bcs.com**

resignation from Oakwood Townhomes HOA Board

From : Eva Goodman <evag008@yahoo.com>

Wed, Oct 13, 2021 03:56 PM

Subject : resignation from Oakwood Townhomes HOA Board**To :** Toni Myers <toni@bealbcs.com>, Terry Thigpin <terry@bealbcs.com>

As of October 13, 2021 I am stepping down as President of the Oakwood Townhomes Board. There was an emergency meeting called to elect a new HOA Board, which will take place at 5:30 pm today.

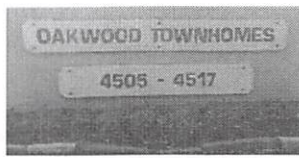
Unfinished Business items,

1. replacement of downspout extensions by LoneStar Roofing which have rotted
2. Lonestar Roofing needs to seal the small roof behind the flashing they installed January 2021, where we believe the water entered Unit 4517 #3, and pay for damage repairs
3. Complete the painting and repair of exterior siding and caulking where needed. Contracted with T Fry. Replace rotten siding at the bottom front of 4509 #s 8 - 9.

Thank you for letting me serve and good luck!

Eva Goodman

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URGENT NOTICE: SPECIAL MEETING – NEED FOR DIRECTORS

Dear Oakwood Townhome Owners:

Due to lack of volunteers, the current Board of Directors for Oakwood Townhomes consists of one (1) person. The current Director is resigning and has called a Special Meeting to elect a new Board on October 13th, 2021, at 5:30pm.

Oakwood Townhomes Bylaws state in Section 4.04. Vacancies – Vacancies in the Board of Directors may be filled by a majority vote of the remaining Directors, though less than a quorum, or by a sole remaining Director. The members may elect a Director at any time to fill any vacancy not filled by the Director.

We need five (5) volunteers to join the Board for Oakwood. **If the Board does not get at least three (3) Directors, the HOA will have no choice but to hire an Attorney, put the HOA funds into a Trust, and have that Attorney handle the affairs of the Association. This will likely result in several large expenses for the HOA and possible increases in your Monthly Assessment.**

If you would like to join the Oakwood Townhomes Board of Directors, please complete the bottom portion of this letter, and email it back to hoa@bealbcs.com & attend the meeting either in person at Beal Properties or electronically via Zoom. <https://us02web.zoom.us/j/86010627864> Meeting ID: 860 1062 7864.

CANDIDATE APPLICATION FORM

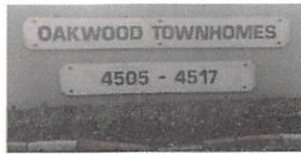
OWNER NAME Victor Castillo UNIT NUMBER(S) 4505 Unit 5
PREVIOUS BOARD EXPERIENCE (NOT REQUIRED) YES NO DESCRIBE: _____

CAN YOU ATTEND 5 MEETINGS A YEAR VIA IN PERSON OR ZOOM: YES NO

GOALS FOR AND HOW I CAN BEST SERVE THE COMMUNITY: _____

Make Oakwood Townhomes the BEST!

1111 1111 (9)



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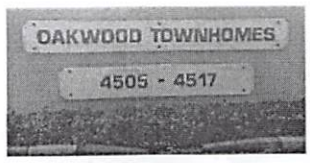
OWNER NAME Max Murtaugh UNIT NUMBER(S) 4509-6

PREVIOUS BOARD EXPERIENCE (NOT REQUIRED) YES NO DESCRIBE: _____

CAN YOU ATTEND 5 MEETINGS A YEAR VIA IN PERSON OR ZOOM: YES NO

GOALS FOR AND HOW I CAN BEST SERVE THE COMMUNITY: As a graduate student at Texas A&M University I hope to better represent the students in the complex.

Handwritten marks: vertical lines and a circled number '9'.



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CANDIDATE APPLICATION FORM

OWNER NAME Randy Lunsford UNIT NUMBER(S) 4507 #10
4505 #1, #8
PREVIOUS BOARD EXPERIENCE (NOT REQUIRED) YES NO DESCRIBE: _____

CAN YOU ATTEND 5 MEETINGS A YEAR VIA IN PERSON OR ZOOM: YES NO

GOALS FOR AND HOW I CAN BEST SERVE THE COMMUNITY: _____

I want to help keep Oakwood Townhomes a great community for owner-occupants, tenants, and investors. We can all live together well.

Zimbra

tonim@century21bcs.com

Re: Oakwood Townhomes - Notice of Special Meeting

From : Francesca Whittaker
<e4efe51f71ee8ac1577cd854a4cf48c80c73f76cef8073fa9
f0fd549afdb48c5@brazoscentury21.mailer.appfolio.us>

Mon, Oct 11, 2021 08:32 PM

Subject : Re: Oakwood Townhomes - Notice of Special Meeting

To : hoa@bealbcs.com

Hi Toni,

If you don't get sufficient nominations for Directors, I'd be happy to volunteer. I can't fill in the attached form for some reason, it keeps duplicating the words so wanted to share my interest with you. I will dial into the Zoom meeting Wednesday evening unless you advise me beforehand that you have sufficient nominations.

I have not been a Director for a HOA before but I have extensive business experience, MBA and have a strong interest in keeping Oakwood Townhomes under the control of the owners as well as keep the property a desirable place to live. I can attend 5 meetings per year and will advocate for an inclusive community, where all owners/tenants are treated with equality and respect. I will always consider the financial interests of the owners when agreeing or voting on decisions that would impact the HOA funds.

Please let me know if you can accept this via email.

Many thanks

Fran

From: Toni Myers

Sent: Friday, October 8, 2021 7:09 PM

To: whittakerfran@hotmail.com

Subject: Oakwood Townhomes - Notice of Special Meeting

Please see the attached letter regarding the upcoming Special Meeting for Oakwood Townhomes and Request for Directors.

Toni Myers

HOA Director

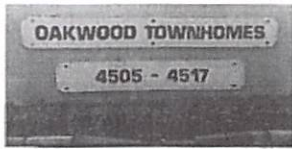
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Q



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CANDIDATE APPLICATION FORM 979-220-0760
574-5039

OWNER NAME Don D Benedict UNIT NUMBER(S) 4507 Unit 1
PREVIOUS BOARD EXPERIENCE (NOT REQUIRED) YES NO DESCRIBE: _____

CAN YOU ATTEND 5 MEETINGS A YEAR VIA IN PERSON OR ZOOM: YES NO

GOALS FOR AND HOW I CAN BEST SERVE THE COMMUNITY: Assure residents they

live in a safe community. Assure them they can come to the
HOA (me) with any questions or concerns. Also make sure the
property is kept clean and needed repairs made in a timely
manner.

Zimbra



tonim@century21bcs.com

meeting, board membership

From : jimmy jamison <jamison@fastmail.com>

Sat, Oct 09, 2021 12:40 PM

Subject : meeting, board membership 1 attachment**To :** Toni Myers <toni@bealbcs.com>**Cc :** Stephanie Garner <stephaniegarnier@gmail.com>, Rita Pouliotte <skywatcher.rcp@gmail.com>, Eva Goodman <evag008@yahoo.com>

Hi Toni,

I've attached the letter you sent out. I don't know why, but it didn't seem to populate my response correctly, so in case you can't read it, I responded that I would volunteer to be a board director or member (I was treasurer before and have been keeping financial records [the ones I've been allowed to have as an owner] since I've been living here).

I would like to increase communications between the board and owners/residents (possibly setting up an HOA email that would allow owners/residents to communicate with the HOA board, maybe like an online bulletin board).

I would like to set up a meeting of the board with Doug (the one who screams in the parking lot in the middle of the night and blares music at all hours) to try to resolve this problem; it seems to be getting worse and I don't think there are any mental health care facilities left in B/CS. I know if nothing else works, disturbing the peace can get a person arrested (last resort).

I would also like to start a monthly walk thru of the property to catch maintenance issues before they become more serious and to keep up with violations since we have so many renters (sometimes high turnover rates with students coming and going).

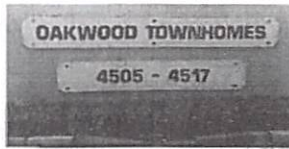
I would like to discuss setting up a new bulk trash pickup area.

I would do these things in coordination with the other board members, nothing more would be asked of Beal than what you are currently doing.

Thank you,

Jim Jamison

 **Response to Notice Regarding Special Meeting.pdf**
231 KB



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