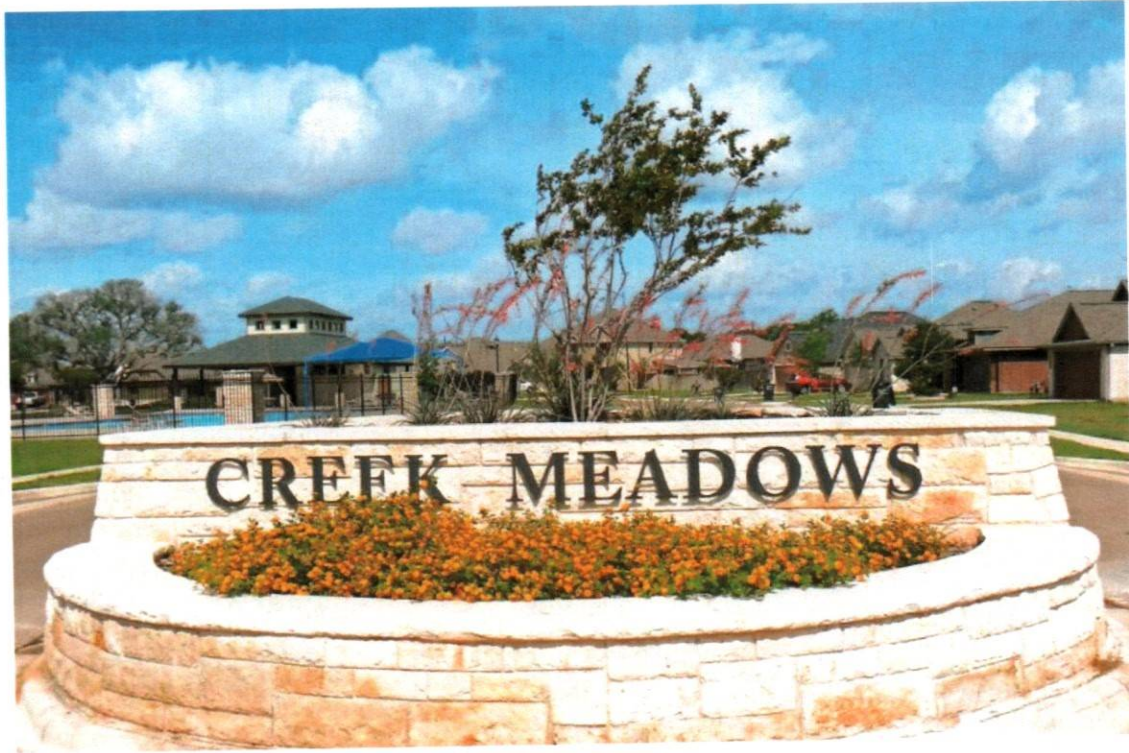


Creek Meadows

Homeowners Association, Inc.



2022 Annual Meeting

Tuesday, November 15, 2022

7:00pm

Wellborn Community Center



3363 University Drive Ease, Suite 215
Bryan, TX 77802
979-764-2500

Creek Meadows Owners Association requests your attendance at the 2022 Annual Homeowner's Meeting to be held Tuesday, November 15, 2022 at 7:00 pm at the Wellborn Community Center, 4119 Victoria Avenue, College Station Texas 77845 or via the Zoom** link below. If you wish to address the Membership about a specific topic, please submit your request in writing no later than 5:00pm on 11/13 to creekmeadows@bealbcs.com

Creek Meadows Owner's Association **2022 Annual Meeting Agenda**

1. Call Meeting to Order
2. Roll call of Board Members
3. Proof of notice of meeting or waiver of notice
4. Reading and Approval of Minutes
5. Reports of Officers
 - President
 - Treasurer
 - Management
6. Reports of committees
 - Architectural Control Committee
 - Landscape Improvement Committee
8. Unfinished Business
9. New Business
 - 2023 Meeting Dates
 - January 5, 2023 – Board, April 6, 2023 – Board, July 6, 2023 – Board, October 5, 2023 – Board, November 14, 2023 – Annual **All dates subject to change.
10. Adjournment

**The Zoom link is being provided for observation purposes only. To preserve your right to participate in the Annual Membership meeting, including your right to vote on motions made from the floor of the meeting, you must attend in person.



3363 University Drive Ease, Suite 215

Bryan, TX 77802

979-764-2500

Topic: Creek Meadows HOA Annual Meeting

Time: Nov 15, 2022 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87568780979?pwd=U1ZraGlqeEZMT2ZRQjdjMDIRUGpqQT09>

Meeting ID: 875 6878 0979

Passcode: 372609

Minutes of the Creek Meadows Annual Membership Meeting
November 20, 2020
Wellborn Community Center (and via Zoom)

1. Meeting called to order at 6:15 PM with Nancy Mader, V.P. presiding.
2. Roll taken. All Directors present, with the exception of President, Bryan McMurray.
3. Proof of notice was provided by Toni Myers with Beal Properties (HOA Management).
4. Quorum Established using Proxy and Absentee votes as well as in person attendees. Lara Lewis motioned to waive the reading of the minutes from the annual November 13, 2019 meeting and to approve. Ratnakar Merugureddy seconded the motion. All voted in favor. Motion passed and minutes from 2019 Annual Meeting were accepted into the record.
5. Lara Lewis, Treasurer, reviewed the financial condition of the HOA.
 - Almost everyone paid HOA dues. 4 serious delinquencies pending.
 - Projects tackled in 2020;
 - *New pool furniture for CM pool
 - *Enclosed the roof at CM pool house to keep birds out
 - *Paint CM pool house
 - *New light fixtures on CM pool house
 - *Estates median project
 - *Relandscape the 4 large monument signs, as well as Timber entrance monument sign
 - *Update landscaping at both pools
 - *Repair drainage problem on Estates playground and repair rubber mat
 - *Apply Decoseal to coping and joints at both pools
- Expenses for 2020 were well within budget.

Toni Myers, Beal Properties, gave the Management report.

-385 violations issued in 2020. Most of these included front yard grass overgrown, flower beds not being tended, and trash cans left on curbside more than 12 hours after pick up.

-Total lots – 802 in the neighborhood. New phase is adding 95 additional lots to the Creek Meadows side.

-63(CM)– 46(Estates) rentals

-693 – Primary residents (Need to confirm this count)

6. Committee Reports:

Resty Villegas– Architectural Control Committee-explained details below regarding submitted and approved requests for 2020:

1. Sheds – 9
 2. Patio – 8
 3. Swimming pools – 6
 4. Pergolas – 4
 5. Repainting – 4
 6. Screen Patio – 1
 7. Playsets – 2
 8. Total approvals: 38 Denied: 4
- Delays of projects: none

Cheryl Calame – Landscape Improvement Committee – Reviewed landscape projects completed, including Estates median, both main entrances, Timber entrance, and both pools.

Lara Lewis - Social Committee – Easter 2020 and Holiday 2019 events were received well this year. Easter event had to be altered due to the COVID-19 pandemic but 80 homeowners took Easter eggs to hide in their yards. Holiday decorations on monuments will be put up in December.

Lara also gave an update on the Greens Prairie Trail widening project, and the damage to the CM and ECM irrigation systems. The City of College Station is paying to fix the irrigation. Work will be complete before the end of next week. There is an electrical issue with the flood lights on the monument signs and that is being looked at by an electrician.

Also discussed issues with kids playing in culverts, spraying graffiti, and breaking flood lights on the large monuments – HOA had to pay to clean the graffiti and replace the lights.

7. Voting for New Board:

Floor was open for additional nominations. None were put forth. Nancy briefly introduced candidates and voting was opened.

Voting for new Board Members was completed and the elected board members (each serving a 2 year term) announced:

- Nancy Mader (incumbent)
- Parker Long
- Jonathan Bova
- Jacob Nikkel
- Jennifer York
- Ronald Bird

The new Board Members will meet separately to determine Officers and positions.

8. Unfinished Business

There was no unfinished business to discuss

9. New Business

Nancy discussed the new recommended amendments to the By-laws. It was asked and answered that HOA Membership equals one vote per lot. Exception is the developer Oldham Goodwin, which get 4 votes per lot, until they fall below 10% ownership.

Nancy Mader stated that the HOA has worked well for last 4 years with CM and Estates receiving equal attention. Equal representation is called for by the CCR's. Establishing two neighborhoods formally would be a change to the CCR's and would require a vote of the entire membership. Recommendations to amend the By-Laws are at the advice of the HOA attorney, including the 5% quorum, which she feels has become as a norm.

Lara Lewis explained about how the original Bylaws and CCR's were written to accommodate a total of four (4) separate neighborhoods in the Association. Master plan was changed as development progressed, but the by-laws were never amended to account for the change to only two neighborhoods. Discussion was had about the need to further amend the By-Laws, and CCR's, so they make more sense. Lara said that it was a project that the new Board could explore before the next Annual meeting.

Rebeca and Kimberly volunteered with Toni Myers to help in counting ballots
Nancy called for voting.

Nancy drew two addresses for discounted 2021 HOA dues of \$250 each. Winners were announced.

All motions on ballot passed.

- Quorum changed from 51% to 5%
- Board of Directors set at 6 members to allow for 3 from each neighborhood (Creek Meadows and Estates of Creek Meadows)
- President will alternate from Creek Meadows and Estates of Creek Meadows neighborhoods each term.

It was noted that the President for the 2021-2022 term would be from the Estates of Creek Meadows.

10. 7:56 PM meeting adjourned.

ADDENDUM TO ANNUAL MEETING MINUTES

Board of Director's Officers for 2021-2023;

President – Parker Long

Vice President – Nancy Mader

Secretary – Jennifer York

Treasurer – Jonathan Bova

Bank account will be changed to reflect Jonathan Bova and Terry Thigpin (Owner Beal Properties) as the new signatures on the checking and savings account.

Signed this _____ day of _____, 2021

Nancy Mader, Vice President

Creek Meadows Homeowners Association
Minutes of the Directors Meeting Thursday, January 6, 2022

Members in Attendance:

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

Others in Attendance:

Lara Lewis – Management Company, Beal Property

Parker called the meeting to order at 6:00 pm on Thursday, January 6, 2022. The meeting was held at the Beal Property Management office.

Review and Acceptance of Minutes

Minutes had already been approved.

Financial Report

Jon presented the year end financials. Jon stated that the budget for 2021 was \$442,947. Final expenditures were \$479,823 leaving us over budget approx. \$36,000 due to capital rollover from previous years. Income was \$414,354, actual difference in income to expense was \$65,468, we still ended with a rollover capital of approx. \$15,000. Current cash on hand is \$118,957, current reserve balance is \$47,248.07. All vendors were paid up to the end of the year.

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 8 members owing for a total of \$13,731.39 including late fees and interest. Lara stated these are the 6 we have been working with as well as 2 smaller balances from 2021. Dues were billed January 1, we are collecting quite a bit daily.

On the 6 larger balances, we offered all 8 a payment plan option, the first payment being due Nov. 12th. 2 of the original group, 1 paid their balance off, 1 sold the home so we were paid by closing.

The ones left, none contacted us or responded to us, those are now with the attorney who is proceeding with execution of a lien. The 2 smaller balances we will continue to work with. Nancy asked if we already have a lien, we do. We have to go to court and get a judgment. We have old judgments, but the balances have drastically changed so we need to get an updated judgement. Timeframe for this is before the end of January 2022. Once we get on the docket, Jon will have to attend or sign off for someone can attend on his behalf.

Lara stated that there are a total of 897 lots in the Creek Meadows Owners Association, comprised of 69 developer owned lots, 27 builder owned lots (25 being Stylecraft, 2 with other builders), 94 declared rental lots and 707 owner occupied lots.

Lara stated a good portion of the homes being sold are being sold to investors.

Violation Report

Lara stated that a break was given over the holidays no violation drive bys were done, but it has started back up again in January.

Lara stated that there were 39 violations. Most violations were for trash. Holiday trash was being put out 2-3 days prior to bulk pick up.

Lara stated that focus for January and February will begin on members' tree and shrubs that need to be pruned as well as fences. On the next violation drive, violations will be issued for that. The board did approve a 90-day grace period for the tree and shrub trimming, therefore any violation for that would not escalate until after the 90 days.

Lara stated fences are becoming an issue, fences should be upright, not propped, all pickets should be in place, no bowing/leaning. We will also be looking at the cap along the top of the fences should be maintained.

Committee Reports

ACC

Lara stated that there were 16 total ACC request from October to December.

5 sheds, 6 patio extensions, 1 whole house generator, 1 landscaping change, 1 new fence, 1 driveway extension and 1 solar panel. Lara stated that you do not have to submit an ACC request to replace your fence, you only need to submit one if you will be moving the fence.

Landscape Committee

Lara stated she did not get a report form the Landscape Committee.

Parker stated we talked about doing tree trimming for all the oak trees in the community. We received a quote from Brazos Country Tree and Stump service in August 2021, we did not act on the quote due to financial reasons. Landmark our current ground crew gave a quote today very different,

Brazos tree and stump and 160 trees to trim \$5000, Landmark counted 248 trees, he counted the trees and is off 90.

Landmark's quote was \$26,500. Per Landmark tree trimming is trimming and lifting canopy to a desired height, removing dead limbs, trimming branches, thinning the interior of the trees. Holding off until we get clarification on these. Also, we don't know if Landmark is hiring it out or not. Email was sent today to get a definition from the tree company for their definition of what tree trimming is and a clarification of the number of trees.

Lara asked Landmark about the ditch that needs to be cleared out, the medians in the parking lot and sprucing them up. Irrigation pump, we need to pay the bill, once paid we can go get the housing and it be installed. The pump switch relay is in. Once its all hook up they can test the irrigation. The irrigation on the Estates side is functioning.

Ron brought up the cleaning Blackwater, Lara brought this up to Landmark and asked them for a quote.

Lara stated that Bobby did say that the fountain would be replaced, if it doesn't last then his suggestion is that we go to an aerator.

Ron asked what is planned for the medians on Greens Prairie & Royder, Lara said it would be Crepe Myrtles and sod, and they would be irrigated.

Unfinished Business

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 not responding – it is not Oldham Goodwin they responded. The city had it written in the contact with the contractor that they would make the repair. The ground crew

gave them a bid to replace and repair everything the sub-contractor is not responding. At this point we may need to contact a lawyer, to decide what action we can take.

Goodwin states it is the cities responsibility, however we do not have a copy of the contract. It was confirmed to Lara that the it was in the contract. Do we make the repairs and take the city to court to pay the bill, or keep doing what we are doing to get the city to respond.

Nancy asked about the red pipe that is sticking out, that is not irrigation that is utilities. Who do we need to call to get this cleaned up, James Smith. It is buried both ways, it is not capped off and just laying around.

Nancy asked about the mowing in that ditch as well. Lara spoke to Landmark about that, they will provide us with a quote to mow that. Lara's recommendation is to have Landmark to do this, instead of waiting on the city. Once we get it under control, Landmark can keep the ongoing maintenance up.

The Villages of Creek Meadows – Common Property Replat. - Lara got ahold of Oldham Goodwin, Chris is working on it. It needs to be deeded over to the person that owns the Villages and get it out of our name.

New Business

Pool Opening, Lara asked Bobby for a list of items that needed to be done before we open. Bobby stated the pools were in great shape. The table that were broke, he took those and are having the bases welded on to them, no charge to the HOA.

Lara to order the pool sign, after discussion, 2 will be ordered.

Opening date will be April 15th, we will talk at a later date for a closing date.

Handyman repairs to pool area - Motion sensors are on all 4 bathrooms, new keys for the toilet paper holders. Water fountain on the Estates side, changing the plug to a regular one on the inside of the water fountain with a GFI breaker.

Lara asked for to have Landmark to take the bush out that is blocking the camera view of the parking lot. Also have Ron clean the cameras off so that we are getting a better view.

Lara state a homeowner emailed about getting more cameras up for the pool, parking lot, entrance and playground areas.

Estate side, once the bush it removed that will be good. The Creek Meadows side the park and the playground don't have any video coverage. Lara mention cameras that are mounted to solar batteries that use cellular power.

Lara stated we cannot put up false cameras. Lara will get a price on cameras.

Lara had a homeowner reach out to her about the utilities CS Utilities and Wellborn Water. Wellborn Water stated that they have the technology to send to CS Utilities, however CS Utilities will not accept it. This is not an HOA issue, however is there anything the HOA can do, sign a petition? The homeowner is willing to head this up. The HOA decided maybe send an email out to the homeowners to let them know their options.

Meeting Adjourned at 7:11 p.m.

Amy Gregory
Secretary

Creek Meadows Homeowners Association
Minutes of the Directors Meeting Thursday, April 7, 2022

Members in Attendance:

Nancy Mader - Vice President via Zoom
Jon Bova -Treasurer via Zoom
Jacob Nikkel – Architectural Compliance Committee via Zoom
Ron Bird – Landscape Improvement Committee via Zoom
Amy Gregory – Secretary via Zoom

Others in Attendance:

Lara Lewis – Management Company, Beal Property

Absent:

Parker Long – President

Nancy called the meeting to order at 6:00 pm on Thursday, April 7, 2022. The meeting was held via Zoom.

Review and Acceptance of Minutes

Motions approved on line

- 1/11 tree trimming – Nancy made a motion to accept the bid from Brazos Valley Tree & Stump on to exceed \$5,000
 - Jon seconded the motion
 - Yes - Amy, Jon, Nancy
 - No Response – Jacob, Ron
- 2/6 Nancy made a motion to accept a bid from Hoop Pros to remove and caulk CM pool expansion joints.
- 2/7 Nancy withdrew the motion
- 2/10 Ron made a motion to accept a bid from Hoop Pros for \$7,221 to remove and caulk CM pool expansion joints
 - Nancy seconded the motion
 - Yes – Nancy, Jon, Jacob
 - No Response – Amy
- 3/7 Brush mowing – Jon made a motion to accept a bid from H3 for \$6100 for retention pond mowing and cleanup and ditch mowing
 - Nancy seconded the motion
 - Yes – Jon, Nancy Ron, Amy, Jacob
- 3/9 Management Contact – Jon made a motion to accept the contract after the revisions of 2C changing the 10% to 3 % additional fee for project expansions and 6. 30 day cancellation
 - Jacob seconded the motion
 - Yes – Jon, Jacob, Ron
 - No – Nancy, Amy
- 3/11 Ron made a motion up to \$1,750 for Easter Event on April 16 from 1 to 3 pm
 - Jon seconded the motion
 - Yes – Jon, Ron, Nancy, Jacob
 - No Response – Amy
- 3/21 Power washing Jon made a motion to accept a bid from Aggieldand Power Washing for \$1730

- Jacob seconded the motion
- Yes – Jacob, Jon, Nancy
- No Response – Amy, Ron
- 4/6 Minute Approval – Nancy made a motion
 - Jon seconded the motion
 - Yes – Jacob, Nancy, Amy, Jon
 - No Response – Ron

Financial Report

Lara presented the 1st quarter financial update provided by Jon. Capitol as of 3/31/2022 \$303,900.81. Total income budgeted \$418,500.00; actual \$373,440.58, collected roughly 89.23%. Total expense budgeted \$418,425.00; actual YTD \$91,101.60, spent rough 21.77%.

We are currently at 89% of our projected income with \$52,168 of dues unpaid. Lara stated several checks were received today so expects that number to increase. If we are able to collect all dues it will put us over our anticipated income by ~\$7,000 (this is not anticipated). Our expenses to date are at 21.77% of our annual budget. This includes \$5,845 worth of repairs and \$9,550 of special projects. We are under target due to a payment gap in our lawn maintenance. Our previous service provider was paid out prior to the end of FY 2021 due to changing providers. Our new service provider bills at the end of the month (similar to TGC) causing payment to be made the month after service is provided. This is will leave a \$16,237.50 reduction in costs this year as we will only pay for 11 months of service by 12/31/2022.

There is approximately \$21,000 in retained capital from FY 2021.

Overall, we are on track for 2022.

Management Reports

Delinquency Status

Nancy had a question about liens and judgements – Lara stated court dates have been filed, one court date has been set – waiting on the other 3 for a set date.

Lara presented the delinquency status. As of today, there is a total of \$52,056.03 owed to the HOA including late fees and interest. We are continuing to work on collecting that balance.

Currently one home owner owes \$4,528.78 there is currently a lien and we are updating it, another with \$2,123.59 is a new lien, another \$4,223.20 that is current lien, one for \$1,922.48 is a current lien, another for \$900 he said he will enter in to a payment plan, another for \$2,798.34 currently on a lien we are updating it, another new one for \$1215 – we will start with collections. We will issue a collection from the attorney, if no action we will move forward with the lien.

Lara advise the attorney to send a collections letter – we have to wait 45 days, once the letter is sent move forward with the lien.

Lara expressed a concern with the attorney we use – she is really busy – getting her to do anything is a challenge, Lara is researching options for another attorney we can use for this.

Property Status: 897 lots total. 68 of those are owned by the developer. We currently have 24 builder lots, 95 rentals (that were reported) and 710 Owner occupied residential units. We are already have 2 new homeowners that have moved into the new section.

Violation Report

Lara stated they are currently driving the property every other week. Most violations this time of year are for yard maintenance. As mentioned during the last meeting, we are now focusing more attention on the issue of overgrown shrubs and trees. 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.

Nancy asked about the painting violations – Lara had a list and a drive by was done, painting was done on most. There was an addition list that went out to homeowners that would need to repaint in 6 to 12 months, they will be taking a look at that list due to that time frame coming to an end.

Lara stating that homeowners are painting their homes without ACC approval – for the most part it is ok, however we have homeowners painting with bright colors – those colors are not an accepted, if the ACC denies the color – the homeowner may have to repaint their home. We ask that homeowners contact the HOA if they will be changing the color of their home to get ACC approval.

Committee Reports

ACC

Lara stated that there were 12 total ACC request from January to March 2022.

12 total requests – 11 approved, 1 denied

Shed 3, Home Paint/Color Change 3, Patio extension 2, Landscaping 1(Denied), Swimming Pools 2, Driveway Extension 1.

Jacob asked if the ACC write up was ever completed – Lara stated it has not, this is a project that she will need to meet with Jacob on.

Nancy asked if it is a new law that those have to be filed, Lara stated if we are going to enforce these then they have to be on the management certificate. Anything that is being used to collect a fine has to be filed with the county.

Nancy asked if we will have to pay an attorney to redo the management certificate to add the new ACC's – Lara stated no.

Project Update:

1. Work has been completed to remove trees and debris blocking drainage in the detention pond at Backwater & Royder.
2. Work is underway to remove the metal spacers in the pool deck at the Creek Meadows pool. The gaps will be filled with a silicone caulk.

3. Playground slide at Creek Meadows park is on order (backorder) and will be replaced as soon as it is received. Lara received a call that about another slide, she will take measurements and get back to the vendor
4. Creek Meadows fountain was replaced and has been reinstalled – Bobby has stated he will not replace that fountain again.

Pool Opening Date is April 14, 2022

Pool Hours: Monday 3PM – 9PM, Tuesday – Sunday 6AM – 9PM

- If you do not have a key fob for the pool, you may come by the Beal Properties office M-F 8:30am – 5:30pm to sign the pool agreement and pick up a fob.
- ONLY OWNERS may pick up pool fobs – tenants cannot pick up fobs without the owner's permission
- Owners with past due assessments will not have fobs turned on until the balance is paid, or a payment plan is established.
- One key fob per household

Landscape Committee

Ron stated he has a couple of items he would like to propose

1. CM – redo of the existing beds by the pool area (two medians and the parking lot), they need some work and clean up. Total bid including labor is \$,4066.23 from Landmark.
2. Estates side – some areas inside the Estates pool that need ground cover and areas that are holding water – Landmark recommend a French drain outside the pool area for those areas holding water total bid including labor is \$8,657.13

Nancy asked if there would be a guarantee that the French drain would work – Ron stated he would ask and see what kind of guarantee they would offer.

Ron stated the bull rock would replace the mulch

Nancy asked if these bids from landmark seemed high – Lara stated that Landmark does tend to be slightly higher than others.

Jacob asked if the funds were available for these projects – Jon stated the funds are there.

Jon made a motion to accept both bids

Ron seconded

Jacob yes

Ron yes

Jon yes

Nancy no

Amy no

Ron stated that the work done on the retention pond turned out good. Request that Landmark mow a little closer to keep it from growing up.

Lara did have a conversation with Landmark and are willing to mow the area however the contactor left a lot of debris and left ruts in the mud and grass and it makes it hard for them to mow. Landmark wants to talk to someone on the Board to give us a bid to smooth that area out.

Ron to get with Brian at Landmark about mowing this area – however Lara stated Landmark is good about only doing what is in their contract. Any extra work may be at an extra cost.
Lara stated H3 will be coming back over the summer to do another mowing.

Social committee

Jacob asked Lara about any Easter stuff that she has, there are items at the closet in the pool closet.
Jacob to get with Lara.
Easter event will include face painting, blow ups, train, balloons, popcorn and cotton candy.
Hunt will be for ages 0 to 12 and about 3500 eggs.

Unfinished Business

Developer Repairs to Creek Meadows Blvd Landscape and Irrigation - Lara stated that we haven't got much further – city did state that there was a clause in the contract for them to assist with irrigation repairs. The issue is they are not being responsive to Lara or the City. Lara is trying to get a copy of the contract.

Nancy asked about the wires if we can cut them – we have been told no we just have to wait until they set a transformer on them (that is the assumption of what will go there) – when Lara does not know.

The Villages of Creek Meadows – Common Property Replat. - Oldham Goodwin is working on that – the property has been deeded back to the developer – it had not been filed with the county. It is being worked on.

New Business

Irrigation Pump replacement update – Lara stated that the Irrigation pump is installed, functional and tested. A relay switch that will run the pump still needs to be installed – that is in the works.

Pond mowing – landmark will be mowing the sides of the pond – the ones we did the erosion work on. They will be mowing on a regular basis.

Creek Meadows Blvd/Victoria Ditch – landmark cleaned up Victoria, what is not cleaned is the last corner – landmark may have given Parker a quote. Nancy asked about the trash that is collecting there – Lara will have maintenance to try and keep it clean.

Erosion issue Crooked Creek Path – Lara stated that there was a call from a homeowner – that there is a triangle shape piece of property that is HOA property behind 2 houses – there is a creek that runs behind there though that property. When it rains the creek is creating some erosion behind the homeowner's house. In the future we may have to get someone to find a solution for this.

CM Parking Lot Medians & CME Pool Landscape – addressed above

Meeting Adjourned at 7:15 p.m.

Amy Gregory
Secretary

Meeting of the Board of Directors
Creek Meadows Owners Association
Offices of Beal Properties
July 7, 2022 (Approved 10/12/2022)

Members Present:

Parker Long, President
Nancy Mader, Vice President
Amy Gregory, Secretary – joined at 6:08 p.m.
Jon Bova, Treasurer
Jacob Nikkel
Ron Bird

Others Present:

Lara Lewis, Assistant Director Beal Properties
Summer Burns, Resident Member
Dana Weber, Resident Member
Jeremy Stewart, Wellborn MS Principal – left meeting at 6:40 p.m.
Mike Martindale, CSISD Superintendent – left meeting at 6:40 p.m.

Parker Long called the meeting to order at 6:00 p.m. on Thursday, July 7, 2022.

Lara Lewis began by explaining an issue concerning the parking and use of Creek Meadows property by parents picking up students from Wellborn Middle School. She stated that Summer Burns has been very useful to the HOA in working with school officials to obtain crossing guards and trying to resolve the parking issues. Lara explained that there is a problem with parents not wanting to get into the carpool line and parking along the street, and parents using the CM pool parking lot and surrounding streets to wait and pick up students. The parking lot is private for resident use only and the streets, although public, are marked with no parking signs. Lara stated that her office has engaged with CSDP to help with the public no parking areas however, the results from those conversations have been unsatisfactory to date. Some of the students that are walking to the park and pool area are there for extended amount of time waiting on their parents/rides. There have been numerous fights involving students in the common ground. The goal of the HOA is to have parents follow the rules, use the carpool line to avoid parking illegally and deal with loitering and vandalism on private property.

Ms. Burns explained that she has witnessed the parking and loitering problems. She stated that Backwater Ln. has been completely blocked by traffic which has not allowed her to walk and pick up her kids from school. Her children have also been threatened by some of the students walking to the common ground and she has had to find alternative routes for her children to follow for their own safety.

Mr. Stewart and Mr. Martindale discussed options of more school communication as well as informing students they are not to walk to the CM common ground. It was noted that school officials can not leave school property to address the issues with students. Once the students are off school grounds, there is not much school officials can do to rectify the poor behavior. Mr. Stewart stated that they would try and identify the students from images but stressed that they cannot release any names to anyone but the individual parents and law authorities.

The directors continued to discuss options of ways to help rectify the problem, including attendance at city council meetings as well as hiring off duty security. No resolutions were reached. Mr. Stewart and Mr. Martindale left the meeting.

Nancy Mader made a motion to approve the minutes from April 7th, 2022. Jon Bova seconded the motion. All were in favor and the motion passed unanimously. Nancy read the motions made by email since the last meeting. On April 8, 2022, Jon Bova made a motion to accept the bid from Oasis Pools for \$3000 to drain and acid wash the CM pool and prepare all pools to open. Nancy seconded the motion. The vote was as follows:

Nancy – yes

Amy – yes

Jon – yes

Ron – no response

Jacob – no response

On April 20, 2022, Ron made a motion to accept the bid from The Dailey Company to repair the drinking fountain at the Estate pool. Nancy seconded the motion. The vote was as follows:

Nancy – yes

Amy – yes

Jon – yes

Ron – yes

Jacob – no response

Jon Bova gave the treasurer report for the 2nd quarter by stating that we have received \$410,006.87 as of June 30, 2022 which is approximately 98% of our expected income of \$418,500.00. Total expenses as of June 30, 2022 was \$196,458.06. Lara stated that she has not moved any money to the reserve account. Jon instructed to hold off moving the funds at this time.

Lara Lewis presented the management report. She stated that as of July 7, 2022, there were a total of \$29,395.48 in delinquency status. She noted that 2 of the largest balances outstanding are homes that are currently for sale. The balance owing Creek Meadows Owners Association would have to be satisfied at closing. There are 6 accounts that are considered seriously past due. Lara stated that the attorney has yet to act on those accounts. She recommended that we pursue these accounts with a collection company. The directors discussed and instructed Lara to begin the process

with a collection company. Lara said she would obtain the pricing for the directors in writing.

Lara stated that there are currently 62 developer lots, 24 builder lots in the association. She noted that there are 119 reported rentals. StyleCraft had reported to Lara that the sell of the new homes has been slower than anticipated.

The directors were given a copy of the violation report in the management packet. Due to the extreme draught conditions, violations are not being issued for brown or dead grass. Members are expected to remove dead plantings and trees and keep yards mowed and edged. Fencing issues are being actively addressed. There are several members with fences that are leaning or propped which is not allowed.

ACC request included 18 submissions, one of which was denied.

Project Update:

The detention ponds at Backwater and Royder, and Greens Prairie and Royder have been mowed as much as can be done. More work will be required to remove large debris and level the ground.

The playground slide at the CM park is still on order.

The CM fountain is not working due to low water volume. Lara noted that she will call M&M Well Service. It doesn't appear to be pulling enough water to refill the pond for irrigation around the pond. Parker noted that he could not locate a switch in the water that was supposed to have been installed by M&M. Lara stated she will have Landmark check to make sure the breakers were not thrown at the well.

Lara stated that she did speak with Landmark Landscaping to ensure they knew to pull the weeds from the medians and parking lot areas where they just completed new landscaping.

Landscaping Committee – Ron stated that issues had already been addressed in this meeting under the management report.

Jacob stated that the ACC rules and regulations needed to be updated and put on the website for members. Lara stated that she is working with multiple HOA's to create a master document of general rules and then have each HOA tailor it to their neighborhood. The ACC rules and restrictions are to explain the CCRs but they cannot change the CCRs. This document by Lara is still in progress.

Parker asked for an update on the insurance claim of Hoop Pros concerning the repairs to the CM pool and decking. Lara stated that she has called and left messages to 5 different people in the insurance company, Atlantic Casualty. As of yet there has not been any response. Lara stated that the claim against Hoop Pros could possibly

have to be turned over to the HOA attorney for action. Lara stated she will verify that the pools are being cleaned twice a week. Lara stated that to replaster the CM pool and baby pool it will be a minimum of \$80,000. Lara will check to see when the CM pools were re-plastered.

The directors discussed options of lawsuit charges verses the total amount of repairs. More information is still needed before a decision can be reached.

Developer repairs to irrigation – StyleCraft new addition. The developer and subcontractors have not returned any calls to repair damage to the irrigation that they caused putting in the new StyleCraft addition on the CM side.

Parker suggested Lara get a price from Landmark Landscape for budget purposes as to what it will cost for repairs. Lara said she would get the bid.

Lara is also still waiting on a response from the developer concerning The Villages at Creek Meadows replat. Parker requested that Landmark be told to no longer mow on The Villages any longer. Lara stated that she would inform them to stop mowing that stretch of property that is not actually in the Creek Meadows Owners Association. Parker requested that Lara contact Landmark to add the mowing of the ponds area to their annual bid. Lara stated that the fire entrance to the StyleCraft section by the karate building must be mowed by the HOA and Landmark is not getting to that area. Parker stated that before we approve the Landmark bid for next year, the additional mowing needs to be addressed.

Parker stated that the irrigation pump at the well on the CM pond needs to be fenced or covered. He asked Lara to get a bid that would match the pool fence.

Parker asked Lara for an update concerning the annual HOA meeting. The meeting is scheduled for November 15, 2022 at 6:00 p.m. Lara stated that voting would be conducted electronically. Notice would be sent to the membership with an application to run for the HOA Board after October 1st. Ballots would follow on October 25th.

Lara is to confirm the annual meeting date with Wellborn Community Center.

There was discussion to hire off duty officers with CSPD to patrol the park and common areas if needed, for after school traffic. Due to the cost, it was decided to see how bad the problem is after the beginning of the school year.

Nancy made a motion to adjourn the meeting on July 7, 2022. Jon seconded the motion. All were in favor and the meeting was adjourned.

Respectfully submitted,

Nancy Mader
Vice President

Meeting of the Board of Directors
Creek Meadows Owners Association
Offices of Beal Properties
October 13, 2022 (Approved 11/15/2022)

Members Present:

Parker Long, President
Nancy Mader, Vice President
Amy Gregory, Secretary - **Absent**
Jon Bova, Treasurer
Jacob Nikkel
Ron Bird

Others Present:

Lara Lewis, Assistant Director Beal Properties

Parker Long called the meeting to order at 6:00 p.m. on Thursday, October 13, 2022.

The July 7, 2022 minutes were approved via email on October 10, 2022. Nancy Mader motioned, Jacob Nikkel seconded. Vote as follows:

Parker Long - No response
Nancy Mader - Yes
Amy Gregory - No response
Jon Bova - Yes
Jacob Nikkel - Yes
Ron Bird - Yes

Nancy Mader read an email vote into the October 13, 2022 minutes:

On August 2, 2022 Jacob made an motion to enforce the permanent ban of a resident from the pools. Due to the sensitive nature of the subject, the names and details are being withheld. Jon Bova seconded the motion. All voted in favor and the motion passed unanimously.

Jon Bova gave the treasurer report for the 3rd quarter by stating that we have received \$418,967.34 as of September 30, 2022 which is a little over 100% of our expected income of \$418,500.00. Total expenses as of September 30, 2022 was \$298,228.00. \$10,000.00 has been moved to the reserve account.

Lara Lewis presented the management report. She stated that as of October 13, 2022, there were a total of \$24,656.58 in delinquency status. There are currently 16 accounts with unpaid 2022 dues.

Lara stated that there are currently 58 developer lots, 22 builder lots in the association. She noted that there are 101 reported rentals.

The directors were given a copy of the violation report in the management packet. Owners are reminded that trash and items left on your driveway are a violation of the CCR's. Also, CITY ORDINANCE stipulates that bulk trash and trash cans may not be put on the curb more than 24 hours before collection time, and cans must be removed no more than 12 hours after collection.

ACC request included 5 submissions, all approved. Beal is revising the ACC Guidelines and should have a final copy ready by the end of the year.

Project Update/Unfinished Business:

The detention ponds at Backwater and Royder, and Greens Prairie and Royder have been mowed as much as can be done. More work will be required to remove large debris and level the ground. This is a necessity due to those being public drainage easements. Bids from H3 Construction were reviewed to continue clean up. \$4,850 for GP & Royder and \$6,375 for Royder & Backwater. Parker Long motioned to accept the bids. Jon Bova seconded. All voted in favor.

The playground slide at the CM park now has an expected ship date of 12/13/22.

Issue with park of the land surrounding the Villages still being in the HOA's name. Lara to review with attorney and get a price on options.

Still working with Oldham on irrigation repairs. They have been non-responsive. Lara to ask attorney about options.

Creek Meadows new well not able to run full-time. Landmark still doesn't have the controller connected. Lara stated that the well company gave a price to add a regulator to the new well, which would allow the pump to self cycle, turning on and off on it's own, allowing us to keep it running 24/7. It is scheduled to be put on the next time the well company is in College Station.

Beal is attempting to get bids to fence in the wells, irrigation pump and the breaker box, to stop vandalism. Issue is the transformer. BTU will not allow it to be fenced in. May have to look at other options. Metal fence was discussed, but layout not clear.

Creek Meadows pool insurance claim status is still pending. No response from the insurance company, despite many attempts by Beal to follow up. Board suggested contacting attorney to see what it would cost to have a demand letter sent. There are guidelines about time frame for response, but not sure if it can be legally enforced. The directors discussed again the options of lawsuit charges verses the total amount of repairs. More information is still needed before a decision can be reached. Lara will reach out to the attorney, and the insurance company again. The Board may call a Special Meeting to discuss once they have more information.

Trophy Fisheries service frequency was increased and has been proving to be effective. Pond dying was stopped earlier this month. That saves the HOA approximately \$400 per month.

There was a discussion among the Board and Beal about concerns with current landscaper, Landmark. Before the contract is renewed for another year, Parker and Lara will meet with Landmark to go over the list of concerns and get assurances that these issues will be handled better going forward.

New Business

The 2023 budget was presented by Jon Bova. Discussion was open. Parker Long motioned to accept the budget, Ron Bird seconded. All voted in favor. Budget passed. Dues for 2023 will be \$500.00.

Meeting adjourned at 7:35pm.

Minutes prepared by : Lara Lewis, Beal Properties

**Creek Meadows HOA
2023 Budget**

	Amount
Income	
Administration/Transfer Fees	\$2,000.00
Annual Dues	\$419,500.00
Collections (Annual Dues)	\$2,000.00
Fines for Violations	\$1,000.00
Finance Charges	\$1,000.00
Late Fees	\$1,500.00
FOB Key Fees	\$2,000.00
<u>Total Income</u>	<u>\$429,000.00</u>
 Expenses	
Deed Restriction Expense	\$2,000.00
Flag, Decorations & Signs	\$3,500.00
Fountains & Lakes	
Monthly Maintenance	\$2,000.00
Weed Spray	\$5,000.00
Grounds Maintenance	
Landscape Maintenance	\$215,000.00
Mulching X2	\$5,000.00
Insurance	\$12,000.00
Legal & Professional Fees	\$2,500.00
Management	\$49,470.00
Membership Events	\$5,000.00
Meeting Expenses	\$150.00
Park Maintenance - CM	
Cleaning	\$1,000.00
Trash Removal	\$4,000.00
Park Maintenance - ECM	
Cleaning	\$1,000.00
Trash Removal	\$4,000.00
Pool - CM	
Cleaning	\$2,000.00
Winterizing	\$300.00
Pool Maintenance	\$24,000.00
Pool - ECM	
Cleaning	\$2,000.00
Winterizing	\$300.00
Pool Maintenance	\$19,000.00
Postage & Delivery	\$500.00

General Repairs and Maintenance	\$22,000.00
Special Projects	\$6,000.00
Property Tax	\$200.00
Website	\$25.00
Utilities	
Electric	\$15,000.00
Sanitation/Sewer	\$3,000.00
Internet (Cameras)	\$3,000.00
Water/Irrigation	\$10,000.00
Reserves Transfer	\$10,000.00
Total Expenses	<u>\$428,945.00</u>
Net Income	<u>\$55.00</u>

Cash Flow

Beal Properties

Active Properties Owned By: Creek Meadows

Display by Ownership %: No

Date Range: 01/01/2022 to 10/31/2022

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	127.50	0.03	127.50	0.03
Homeowners Association Dues	1,271.46	0.30	1,271.46	0.30
CCR Enforcement - Property Damage	25.00	0.01	25.00	0.01
Fines for violations	525.00	0.12	525.00	0.12
Certified Letter Charge	-54.98	-0.01	-54.98	-0.01
CREEK MEADOWS HOA INCOME				
CM/ECM Homeowner Dues	408,851.91	97.08	408,851.91	97.08
CM/ECM Transfer Fees	4,145.00	0.98	4,145.00	0.98
CM/ECM Late Fees	290.00	0.07	290.00	0.07
CM/ECM Fines For Violations	1,056.96	0.25	1,056.96	0.25
CM/ECM Finance Charges	1,741.34	0.41	1,741.34	0.41
CM/ECM Pool Fob Income	2,730.00	0.65	2,730.00	0.65
CM/ECM Deed Restriction Income				
CM/ECM Cost of Collections	20.85	0.00	20.85	0.00
CM/ECM Cost of Enforcement/Lien Filed	75.00	0.02	75.00	0.02
Total CM/ECM Deed Restriction Income	95.85	0.02	95.85	0.02
Total CREEK MEADOWS HOA INCOME	418,911.06	99.47	418,911.06	99.47
Certified Mail Charges Recovered	302.80	0.07	302.80	0.07
NSF Penalty	35.00	0.01	35.00	0.01
Total Operating Income	421,142.84	100.00	421,142.84	100.00
Expense				
Collections	-200.00	-0.05	-200.00	-0.05
Bank Fees/Office Expenses	170.90	0.04	170.90	0.04
HOA Dues - Refund of Overpayment	383.54	0.09	383.54	0.09
Admin Fee / Credit card fee	119.80	0.03	119.80	0.03
Utilities	175.34	0.04	175.34	0.04
CM/ECM Decorations, Flags, & Signs	2,394.18	0.57	2,394.18	0.57
CM/ECM Fountains & Lakes				
CM/ECM Fountain Repair	2,540.92	0.60	2,540.92	0.60
CM/ECM Monthly Pond Dye & Maintenance	2,237.58	0.53	2,237.58	0.53
CM/ECM Pond Spraying - Weed Algae Control	1,845.77	0.44	1,845.77	0.44

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total CM/ECM Fountains & Lakes	6,624.27	1.57	6,624.27	1.57
CM/ECM Grounds Maint/ Improvements				
CM/ECM Irrigation Repair	3,952.26	0.94	3,952.26	0.94
CM/ECM Landscape Maintenance	149,043.75	35.39	149,043.75	35.39
CM/ECM Tree Removal & Care	5,131.05	1.22	5,131.05	1.22
Total CM/ECM Grounds Maint/ Improvements	158,127.06	37.55	158,127.06	37.55
CM/ECM Insurance				
CM/ECM General Liability	11,364.00	2.70	11,364.00	2.70
Total CM/ECM Insurance	11,364.00	2.70	11,364.00	2.70
CM/ECM Legal & Professional Fees				
CM/ECM Legal Fees	1,909.37	0.45	1,909.37	0.45
Total CM/ECM Legal & Professional Fees	1,909.37	0.45	1,909.37	0.45
CM/ECM HOA Management Fees				
CM/ECM Beal Properties Management Fee	38,704.53	9.19	38,704.53	9.19
Total CM/ECM HOA Management Fees	38,704.53	9.19	38,704.53	9.19
CM/ECM Community Events	1,615.70	0.38	1,615.70	0.38
CM/ECM Annual Membership Meeting Expense	150.00	0.04	150.00	0.04
CM - Park Maintenance				
CM Clean & Repair Park Equipment	4,477.10	1.06	4,477.10	1.06
CM Park Trash Removal	2,000.00	0.47	2,000.00	0.47
Total CM - Park Maintenance	6,477.10	1.54	6,477.10	1.54
ECM - Park Maintenance				
ECM - Park Trash Removal	2,000.00	0.47	2,000.00	0.47
Total ECM - Park Maintenance	2,000.00	0.47	2,000.00	0.47
CM - Pool				
CM - Pool Janitorial Service	1,207.08	0.29	1,207.08	0.29
CM - Pool Annex Repairs	6,136.00	1.46	6,136.00	1.46
CM - Pool Annex Winterization	153.84	0.04	153.84	0.04
CM - Pool Monthly Maintenance & Chemicals	16,167.67	3.84	16,167.67	3.84
CM - Pool Equipment Repairs & Maintenance	641.76	0.15	641.76	0.15
CM - Pool Security Camera Utilities	1,618.11	0.38	1,618.11	0.38
CM - Pool Special Projects	3,436.94	0.82	3,436.94	0.82
Total CM - Pool	29,361.40	6.97	29,361.40	6.97
ECM - Pool				
ECM - Pool Janitorial Service	1,708.88	0.41	1,708.88	0.41
ECM - Pool Annex Repairs	5,940.38	1.41	5,940.38	1.41
ECM - Pool Annex Winterization	58.85	0.01	58.85	0.01

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
ECM - Pool Monthly Maintenance & Chemicals	13,352.83	3.17	13,352.83	3.17
ECM - Pool Equipment Repairs & Maintenance	631.29	0.15	631.29	0.15
ECM - Pool Security Camera Utilities	1,844.57	0.44	1,844.57	0.44
ECM - Pool Special Projects	1,461.38	0.35	1,461.38	0.35
Total ECM - Pool	24,998.18	5.94	24,998.18	5.94
CM/ECM Special Projects / Improvements	21,462.66	5.10	21,462.66	5.10
CM/ECM Utilites				
CM/ECM Electric	11,716.22	2.78	11,716.22	2.78
CM/ECM Sanitation / Sewer	2,855.38	0.68	2,855.38	0.68
CM/ECM Water and Irrigation	8,671.67	2.06	8,671.67	2.06
Total CM/ECM Utilites	23,243.27	5.52	23,243.27	5.52
CM/ECM Transfer to Reserve	10,000.00	2.37	10,000.00	2.37
Total Operating Expense	339,081.30	80.51	339,081.30	80.51
NOI - Net Operating Income	82,061.54	19.49	82,061.54	19.49
Total Income	421,142.84	100.00	421,142.84	100.00
Total Expense	339,081.30	80.51	339,081.30	80.51
Net Income	82,061.54	19.49	82,061.54	19.49
Other Items				
Prepayments	-54,935.51		-54,935.51	
Net Other Items	-54,935.51		-54,935.51	
Cash Flow	27,126.03		27,126.03	
Beginning Cash	84,391.65		84,391.65	
Beginning Cash + Cash Flow	111,517.68		111,517.68	
Actual Ending Cash	111,901.22		111,901.22	

Expense Distribution

Exported On: 11/14/2022 12:44 PM

Active Properties Owned By: Creek Meadows

Payees: All

Bill Date Range: 01/01/2022 to 10/31/2022

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits						
	04/27/2022	Walker & Stacy Curtis	25.00	3177	04/27/2022	
	07/07/2022	Robert Johnson & Cheryl Johnson	282.19	3195	07/07/2022	
			307.19			

4540 - Reimbursement from Office Acct	600 CrossTimbers					
	05/17/2022	Beal Properties	500.00	3187	05/17/2022	HOA Dues for 600 CrossTimbers, (deposited into Creek Meadows CC Machine)

4606 - Certified Letter Charge					
01/25/2022	Beal Properties	71.66	3145	01/25/2022	Certified Letter Charge for 01/2022
01/31/2022	Beal Properties	57.92	3155	02/23/2022	Certified Letter Charge for 01/2022
02/23/2022	Beal Properties	85.97	3155	02/23/2022	Certified Letter Charge for 02/2022
02/28/2022	Beal Properties	35.93	3163	03/17/2022	Certified Letter Charge for 02/2022
03/14/2022	Beal Properties	35.96	3163	03/17/2022	Certified Letter Charge for 03/2022
03/17/2022	Beal Properties	14.49	3163	03/17/2022	Certified Letter Charge for 03/2022
03/31/2022	Beal Properties	67.33	3166	04/11/2022	Certified Letter Charge for 03/2022
04/11/2022	Beal Properties	64.35	3166	04/11/2022	Certified Letter Charge for 04/2022
04/22/2022	Beal Properties	14.49	3179	05/12/2022	Certified Letter Charge for 04/2022
04/30/2022	Beal Properties	15.06	3179	05/12/2022	Certified Letter Charge for 04/2022
05/31/2022	Beal Properties	21.82	3193	06/10/2022	Certified Letter Charge for 05/2022
06/08/2022	Beal Properties	21.82	3193	06/10/2022	Certified Letter Charge for 06/2022
06/30/2022	Beal Properties	13.86	3193	06/10/2022	Certified Letter Charge for 06/2022
07/31/2022	Beal Properties	28.41	3199	07/07/2022	Certified Letter Charge for 06/2022
08/24/2022	Beal Properties	85.17	3218	09/07/2022	Certified Letter Charge for 07/2022
08/31/2022	Beal Properties	7.53	3218	09/07/2022	Certified Letter Charge for 08/2022
10/03/2022	Beal Properties	14.49	3230	10/18/2022	Certified Letter Charge for 10/2022
10/31/2022	Beal Properties	4.57	3230	10/18/2022	Certified Letter Charge for 10/2022
		9.14			
		669.97			

4701 - CM/ECM Homeowner Dues						
3614-1100	02/29/2022	Saddle Creek HOA	360.00	3164	03/17/2022	15616 Woodbrook - Owner Pd Creek Meadows - Meant for 5296 High Meadow Trail

6101 - HOA Dues - Refund of Overpayment						
0001	02/15/2022	Asim Yousef & Christina Asim	383.54	3153	02/16/2022	OVERPAYMENT OF DUES
	03/14/2022	Jill George & Jill George Trust	250.00	3161	03/14/2022	OVERPAYMENT OF DUES
			633.54			

6810 - Utilities						
07707-148804-01-2	07/11/2022	SuddenLink	175.34	ACH	07/11/2022	Internet and Phone

8020 - CM/ECM Decorations, Flags, & Signs						
SPS-44543	02/07/2022	Ronald Whitworth	107.00	3152	02/08/2022	Install Catch & Release Sign
	02/07/2022	Ronald Whitworth	100.00	3152	02/08/2022	Remove Holiday Decor
	09/06/2022	SmartSign	2.187	18 3223	09/07/2022	Pool Signs
			2,394.18			

8031 - CM/ECM Fountain Repair						
2022267	02/07/2022	Oasis Pools	1,198.79	3148	02/08/2022	Estates Fountain Repair
2022428	06/10/2022	Oasis Pools	117.68	3189	06/10/2022	Turn off Fountains - Freeze Prep
2022555	09/06/2022	Oasis Pools	707.23	3221	09/07/2022	Estates Fountain Motor Replacement
2022558	10/18/2022	Oasis Pools	517.22	3234	10/18/2022	Creek Meadows Fountain Repair
			2,540.92			

8032 - CM/ECM Monthly Pond Dye & Maintenance						

2022295	02/07/2022	Oasis Pools	107.06	3148	02/08/2022	Monthly Pond Dye - Estates
2022291	02/07/2022	Oasis Pools	126.44	3148	02/08/2022	Monthly Pond Dye - Creek Meadows
2022325	02/07/2022	Oasis Pools	126.44	3148	02/08/2022	Monthly Pond Dye - Creek Meadows
2022328	02/07/2022	Oasis Pools	107.06	3148	02/08/2022	Monthly Pond Dye - Estates
2022216	02/24/2022	Oasis Pools	126.44	3157	02/25/2022	CM Pond Dye - October
2022352	04/12/2022	Oasis Pools	107.06	3170	04/12/2022	Estates Pond Dye - February
2022378	04/12/2022	Oasis Pools	107.06	3170	04/12/2022	Estates Pond Dye - March
2023348	04/12/2022	Oasis Pools	126.44	3170	04/12/2022	Monthly Pond Dye - Creek Meadows
2022374	06/10/2022	Oasis Pools	126.44	3170	06/10/2022	Monthly Pond Dye - Creek Meadows
2022404	06/10/2022	Oasis Pools	126.44	3189	06/10/2022	Estates Monthly Pond Dye - April
2022408	08/02/2022	Oasis Pools	107.06	3189	08/03/2022	Monthly Pond Dye - Estates
2022473	08/02/2022	Oasis Pools	107.06	3209	08/03/2022	Monthly Pond Dye - Creek Meadows
2022469	08/02/2022	Oasis Pools	126.44	3209	08/03/2022	Monthly Pond Dye - Estates
2022520	08/02/2022	Oasis Pools	126.44	3210	08/03/2022	Monthly Pond Dye - Creek Meadows
2022561	09/06/2022	Oasis Pools	126.44	3221	09/07/2022	Pond Dye - Creek Meadows
2022565	09/06/2022	Oasis Pools	107.06	3221	09/07/2022	Pond Dye - Estates
2022585	10/18/2022	Oasis Pools	136.08	3234	10/18/2022	Monthly Pond Dye - Creek Meadows
2022589	10/18/2022	Oasis Pools	107.06	3234	10/18/2022	Pond Dye - Estates - August
			2,237.58			

8034 - CM/ECM Pond Spraying - Weed Algae Control						
2151	04/12/2022	Trophy Fisheries	1,116.72	3171	04/12/2022	Quarterly Pond Treatment
2317	07/12/2022	Trophy Fisheries	729.05	3206	07/12/2022	Quarterly Pond Treatment
			1,845.77			

8041 - CM/ECM Irrigation Repair						
3814	01/12/2022	The Ground Crew	3,952.26	3141	01/12/2022	Irrigation Pump Housing and Start Relay

8042 - CM/ECM Landscape Maintenance						
12088	01/12/2022	Ronald Whitworth	75.00	3143	01/12/2022	General Maintenance
12197	02/07/2022	Ronald Whitworth	125.00	3143	01/12/2022	Clean up along CM Blvd from Flint to Victoria
12303	03/10/2022	Landmark Landscape Group	16,237.50	3147	02/08/2022	Monthly Landscaping - January
12425	04/12/2022	Landmark Landscape Group	16,237.50	3159	03/10/2022	Monthly Landscaping - February
12548	05/12/2022	Landmark Landscape Group	16,237.50	3169	04/12/2022	Monthly Landscaping - March
12692	06/16/2022	Landmark Landscape Group	16,237.50	3181	05/12/2022	Monthly Landscaping - April
12822	07/12/2022	Landmark Landscape Group	18,943.75	3194	06/16/2022	May Landscaping and Spring Mulching
12942	08/02/2022	Landmark Landscape Group	16,237.50	3208	07/12/2022	Monthly Landscaping - July
13099	09/06/2022	Landmark Landscape Group	16,237.50	3220	08/03/2022	Monthly Landscaping - September
	10/18/2022	Landmark Landscape Group	16,237.50	3231	09/07/2022	Monthly Landscaping - October
			149,043.75			

8045 - CM/ECM Tree Removal & Care						
465615509	02/07/2022	Brazos Valley Stump Grinding and Tree	5,131.05	3146	02/08/2022	Property-Wide Tree Trimming

8052 - CM/ECM General Liability						
2022 Renewal	01/12/2022	Farmers Insurance Exchange	11,364.00	3139	01/12/2022	Insurance/Liability & D&O

8062 - CM/ECM Legal Fees						
47094	08/02/2022	Brutchez, Goss, Thornton, Meronoff & Hawthorne, P (	81.25	3214	08/03/2022	Legal Expenses to review Delinquencies
47095	08/02/2022	Brutchez, Goss, Thornton, Meronoff & Hawthorne, P (	1,503.12	3214	08/03/2022	TWFC Claim
20-110819	10/18/2022	Brutchez, Goss, Thornton, Meronoff & Hawthorne, P (	325.00	3233	10/18/2022	Legal Expenses
			1,909.37			

8071 - CM/ECM Beal Properties Management Fee						
	01/01/2022	Beal Properties	3,705.24	3144	01/12/2022	January 2022 - Monthly Management Fee (802 doors x \$4.62)
	02/01/2022	Beal Properties	3,705.24	3156	02/23/2022	February 2022 - Monthly Management Fee (802 doors x \$4.62)
	03/01/2022	Beal Properties	3,889.70	3162	03/17/2022	March 2022 - Monthly Management Fee (802 doors x \$4.85)
	04/01/2022	Beal Properties	3,889.20	3165	04/11/2022	April 2022 - Monthly Management Fee (802 doors x \$4.85)
	05/01/2022	Beal Properties	3,889.20	3186	05/12/2022	May 2022 - Monthly Management Fee (802 doors x \$4.82)
	06/01/2022	Beal Properties	3,889.20	3188	06/10/2022	June 2022 - Monthly Management Fee (802 doors x \$4.62)
	07/01/2022	Beal Properties	3,889.20	3196	07/07/2022	July 2022 - Monthly Management Fee (802 doors x \$4.62)
	08/01/2022	Beal Properties	3,889.20	3215	08/08/2022	August 2022 - Monthly Management Fee (802 doors x \$4.62)

HOA Management fee

October Management I 09/01/2022 Beal Properties 3,889.20 3218 09/07/2022 September 2022 - Monthly Management Fee (802 doors x \$4.62)
 10/01/2022 Beal Properties 4,069.15 3230 10/18/2022 Monthly Management Fee 38,704.53

8090 - CM/ECM Community Events
 INU/29/10/3615 04/12/2022 Beal Properties 396.00 3167 04/12/2022 Easter Egg Purchase
 22050 04/14/2022 Marcia Lightsey 280.00 3175 04/14/2022 Easter Community Event
 Creek Meadows 04/14/2022 All Aboard Fun Train 590.00 3173 04/14/2022 Easter Community Event
 Creek Meadows 04/14/2022 Bounce House Rentals 253.30 3174 04/14/2022 Easter Community Event
 Creek Meadows 04/14/2022 Heather Nikkel 136.40 3176 04/14/2022 Easter Community Event
1,615.70

8090 - CM/ECM Annual Membership Meeting Expense
 11/15/2022 Rental Def 08/16/2022 Wellborn Community Center 150.00 3217 08/16/2022 Wellborn CC Rental Deposit
 11/15/2022 Rental Fee 08/16/2022 Wellborn Community Center 150.00 3216 08/16/2022 Wellborn CC Rental Fee
300.00

8111 - CM Clean & Repair Park Equipment
 10870 02/07/2022 The Clean Up Crew 100.00 3150 02/08/2022 Repair damage to benches at CM Park.
 11148 05/12/2022 The Clean Up Crew 325.00 3183 05/12/2022 Repair broken benches
 11190 06/10/2022 The Clean Up Crew 150.00 3190 06/10/2022 Repair Stone Benches at CM Park
 210979 07/07/2022 Playground Solutions 3,209.31 3197 07/07/2022 Replace Small Slide
 1544105 09/20/2022 Beal Properties 692.79 3228 09/20/2022 2-Bison Brace Retrofit Kit for all 3-1/2", 4-1/2" - 5-9/16" gooseneck basketball poles!
4,477.10

8112 - CM Park Trash Removal
 02252022-ECM 01/12/2022 Ronald Whitworth 200.00 3143 01/12/2022 CM Trash Pick Up
 03302022 - CM 02/07/2022 Ronald Whitworth 200.00 3152 02/08/2022 Creek Meadows Trash Pick Up
 April 2022 03/10/2022 Ronald Whitworth 200.00 3160 03/10/2022 Monthly Trash Pick Up
 04/12/2022 Ronald Whitworth 200.00 3172 04/12/2022 Monthly Trash Pick Up
 05/12/2022 Ronald Whitworth 200.00 3185 05/12/2022 Monthly Trash Pick Up - June
 07/07/2022 Ronald Whitworth 200.00 3198 07/07/2022 CM Trash Pick Up - June
 07/07/2022 Ronald Whitworth 200.00 3198 07/07/2022 CM Trash Pick Up - May
 08/02/2022 Ronald Whitworth 200.00 3213 08/03/2022 Monthly Trash Pick Up - Creek Meadows
 09/06/2022 Ronald Whitworth 200.00 3225 09/07/2022 CM Park/Pond Trash Pick Up
 744 200.00 3237 10/18/2022 Monthly Trash Pick Up - Creek
 September 2,000.00

8122 - ECM - Park Trash Removal
 ECM012022 01/12/2022 Ronald Whitworth 200.00 3143 01/12/2022 ECM Trash Pick Up
 02252022-ECM 02/07/2022 Ronald Whitworth 200.00 3152 02/08/2022 Monthly Trash Pick Up
 03302022 - ECM 03/10/2022 Ronald Whitworth 200.00 3160 03/10/2022 Monthly Trash Pick Up
 April 2022 04/12/2022 Ronald Whitworth 200.00 3172 04/12/2022 Monthly Trash Pick Up
 05/12/2022 Ronald Whitworth 200.00 3185 05/12/2022 Monthly Trash Pick Up - Estates
 07/07/2022 Ronald Whitworth 200.00 3198 07/07/2022 Estates Trash Pick Up - June
 07/07/2022 Ronald Whitworth 200.00 3198 07/07/2022 Estates Trash Pick Up - May
 TG8122 08/02/2022 Ronald Whitworth 200.00 3213 08/03/2022 Monthly Trash Pick Up - Estates
 09/06/2022 Ronald Whitworth 200.00 3225 09/07/2022 Weekly Trash Pick Up
 September 10/18/2022 Ronald Whitworth 200.00 3237 10/18/2022 Monthly Trash Pick Up - Estates
2,000.00

8131 - CM - Pool Janitorial Services
 11227 06/10/2022 The Clean Up Crew 160.00 3190 06/10/2022 Bathroom Cleaning - May
 11284 07/12/2022 The Clean Up Crew 260.00 3205 07/12/2022 Monthly Pool Janitorial Service - June CM
 404269 07/12/2022 Ray Criswell Distributing Company 97.65 3207 07/12/2022 Pool Janitorial Supplies - CM
 11346 08/02/2022 The Clean Up Crew 110.00 3212 08/03/2022 Move table and chairs to CM Pool
 11420 09/06/2022 The Clean Up Crew 280.00 3224 09/07/2022 Janitorial Service - Creek Meadows
 404638 09/06/2022 Ray Criswell Distributing Company 59.43 3222 09/07/2022 Janitorial Supplies
 11470 09/08/2022 The Clean Up Crew 260.00 3227 09/08/2022 Janitorial services for Estate at Creek Meadows Pool restrooms.
1,207.08

8132 - CM - Pool Annex Repairs
 10870 01/12/2022 Ronald Whitworth 71.00 3143 01/12/2022 Estates & CM Pool Replace Light Switches
 02/07/2022 The Clean Up Crew 452.00 3150 02/08/2022 Repair Stone Column

Deck Repair - CM Pool	03/10/2022	Hoop Pros, LLC	3,450.00	3158	03/10/2022	Deck Repair - CM Pool Deposit
4524	05/12/2022	Twin City Plumbing LLC	180.00	3184	05/12/2022	Prep Pools for Summer - Repair to ECM Toilet
11148	05/12/2022	The Clean Up Crew	85.00	3183	05/12/2022	Paint over graffiti on door
11283	07/12/2022	The Clean Up Crew	425.00	3205	07/12/2022	Powerwash CM Pool House
7493	07/12/2022	David Kitchens	216.50	3201	07/12/2022	Pest Control - Fire Ant Treatment - CM Pool
4890	09/08/2022	David Kitchens	216.50	3226	09/08/2022	Creek Meadows Pool Pest Control
4922	10/18/2022	Twin City Plumbing LLC	680.00	3236	10/18/2022	Replace Urinal in CM Pool Men's Restroom
	10/18/2022	Twin City Plumbing LLC	360.00	3235	10/18/2022	Pool Main Line Leak Repair
			6,136.00			

8133 - CM - Pool Annex Winterization	05/12/2022	Twin City Plumbing LLC	95.00	3184	05/12/2022	Winterize Drinking Fountain - CM
4319	05/10/2022	Oasis Pools	58.84	3189	05/10/2022	Insulate Pool Fill Lines - Freeze Prep
2022428			153.84			

8134 - CM - Pool Monthly Maintenance & Chemicals	02/07/2022	Oasis Pools	990.81	3148	02/08/2022	Pool Cleaning - December
2022292	02/07/2022	Oasis Pools	876.91	3148	02/08/2022	Monthly Pool Cleaning and Chemicals - January
2022326	02/24/2022	Oasis Pools	2,124.75	3157	02/25/2022	Monthly Cleaning and Chemicals - October 2022
2022217	04/12/2022	Oasis Pools	1,052.48	3170	04/12/2022	Monthly Cleaning and Chemicals - February
2022349	04/12/2022	Oasis Pools	1,235.23	3170	04/12/2022	Monthly Cleaning and Chemicals - March
2022375	06/10/2022	Oasis Pools	1,371.00	3189	06/10/2022	Monthly Cleaning and Chemicals - April
2022405	08/02/2022	Oasis Pools	3,962.58	3209	08/03/2022	Monthly Pool Cleaning And Chemicals
2022521	09/06/2022	Oasis Pools	1,654.20	3221	09/07/2022	Pool Cleaning & Chemicals - July
2022562	10/18/2022	Oasis Pools	2,899.71	3234	10/18/2022	Monthly Cleaning and Chemicals
2022586-9			16,167.67			

8135 - CM - Pool Equipment Repairs & Maintenance	08/02/2022	Oasis Pools	416.76	3209	08/03/2022	Prep Pool For Summer - Flush Lines/Clean Filter
2022512	10/18/2022	AggieLand Power Washing, LLC	225.00	3229	10/18/2022	Powerwash Broken Glass Around Wading Pool - CM
7031			641.76			

8136 - CM - Pool Security Camera Utilities	01/12/2022	SuddenLink	168.77	3140	01/12/2022	Monthly Internet & Phone
07/07-139966-01-1	02/25/2022	SuddenLink	336.66	07707139	02/25/2022	0: Creek Meadows Pool Internet and Phone
07/07-139966-01-1 ACH	03/25/2022	Optimum	0.00			Internet, Phone
07/07-139966-01-1 AC	04/25/2022	SuddenLink	149.35	07707139	04/25/2022	Internet, Phone
07/07-139966-01-1 ACH	05/25/2022	SuddenLink	158.19	07707-139	05/25/2022	Internet, Phone
111-5650204-1530622	06/10/2022	Beal Properties	12.98	3193	06/10/2022	Key Fob Wrist Bands
07/07-139966-01-1 AC	06/25/2022	SuddenLink	158.19	07707-139	06/25/2022	Internet, Phone
07/07-139966-01-1	07/27/2022	SuddenLink	159.20	ACH1	07/27/2022	Pool
07/07-139966-01-1	08/25/2022	SuddenLink	159.20	ACH	08/25/2022	Pool Phone and Internet
07/07-139966-01-1	09/25/2022	SuddenLink	158.03	ACH	09/25/2022	Internet and phone
07/07-139966-01-1	10/25/2022	Optimum	157.54	ACH	10/25/2022	Internet and phone
			1,618.11			

8137 - CM - Pool Special Projects	05/12/2022	Oasis Pools	3,436.94	3182	05/12/2022	Drain and attempt to clean the pool - Hoop Pros Damage
2022399						

8141 - ECM - Pool Janitorial Service	05/12/2022	The Clean Up Crew	80.00	3183	05/12/2022	Pool Bathroom Cleaning - Estates
11774	06/10/2022	Ronald Whitworth	25.00	3191	06/10/2022	Put Pool Furniture Out
11227	07/12/2022	The Clean Up Crew	160.00	3190	06/10/2022	Bathroom Cleaning - May
404270	07/12/2022	The Clean Up Crew	260.00	3205	07/12/2022	Monthly Pool Janitorial Service - June ECM
404467	08/02/2022	Ray Criswell Distributing Company	97.65	3204	07/12/2022	Pool Janitorial Supplies - ECM
11420	08/06/2022	The Clean Up Crew	96.23	3211	08/03/2022	Janitorial supplies - Estates
11470	09/08/2022	The Clean Up Crew	260.00	3224	09/07/2022	Janitorial Service - Estates
11508	10/18/2022	The Clean Up Crew	470.00	3235	09/08/2022	Janitorial services for Estate at Creek Meadows Pool restrooms.
			1,708.88			Pool Bathroom Cleaning - Estates

8142 - ECM - Pool Annex Repairs	01/12/2022	Ronald Whitworth	71.00	3143	01/12/2022	Estates & CM Pool Replace Light Switches
12724	04/12/2022	Constant Current Electric	298.77	3168	04/12/2022	Move Water Fountain GFI

50120	05/12/2022	Dalley Electric, Inc.	525.00	3180	05/12/2022	Move plug for drinking fountain - Estates
4524	05/12/2022	Twin City Plumbing LLC	180.00	3184	05/12/2022	Prep Pools for Summer - Repair to ECM Toilet
166948	07/12/2022	Deftech AV	494.11	3200	07/12/2022	Replace Router for Cameras - Estates
7493	07/12/2022	David Kitchens	216.50	3201	07/12/2022	Pest Control - Fire Ant Treatment - ECM Pool
1220825968	09/08/2022	John Flippin	3,604.73	3219	09/07/2022	Replace Lock on Estates Pool Gate
7713	09/08/2022	David Kitchens	216.50	3226	09/08/2022	Creek Meadows Pool Pest Control
30102	10/18/2022	McCaffrey Electric CO, INC.	333.77	3232	10/18/2022	Electrical Repairs at Estates Pool House
			5,940.38			

8143 - ECM - Pool Annex Winterization
2022/2/8 06/10/2022 Oasis Pools 58.85 3189 06/10/2022 Insulate Pool Fill Lines - Freeze Prep

8144 - ECM - Pool Monthly Maintenance & Chemicals						
2022/2/94	02/07/2022	Oasis Pools	972.52	3148	02/08/2022	Pool Cleaning - December
2022/327	02/07/2022	Oasis Pools	979.44	3148	02/08/2022	Monthly Pool Cleaning and Chemicals - January
2022/351	04/12/2022	Oasis Pools	622.44	3170	04/12/2022	Monthly Cleaning and Chemicals - February
2022/377	04/12/2022	Oasis Pools	622.44	3170	04/12/2022	Monthly Cleaning and Chemicals - March
2022/407	06/10/2022	Oasis Pools	810.55	3189	06/10/2022	Monthly Pool Cleaning and Chemicals - April
2022/470	07/08/2022	Oasis Pools	2,607.55	3209	08/03/2022	Extra trip for water check & Chemicals
2022/516	08/02/2022	Oasis Pools	182.47	3209	08/03/2022	Monthly Cleaning and Chemicals
2022/522	08/02/2022	Oasis Pools	2,217.23	3209	08/03/2022	Monthly Pool Cleaning and Chemicals
2022/564	09/06/2022	Oasis Pools	2,425.19	3209	09/07/2022	Monthly Pool Cleaning and Chemicals - July
2022/588	10/18/2022	Oasis Pools	622.44	3221	10/18/2022	Monthly Pool Cleaning and Chemicals
			1,290.56	3234		
			13,352.83			

8145 - ECM - Pool Equipment Repairs & Maintenance
2022/4/30 06/10/2022 Oasis Pools 144.16 3189 06/10/2022 Repair Broken Valve on Fill Line
2022/4/99 07/12/2022 Oasis Pools 162.38 3203 07/12/2022 Repair Coping/Broken Stone - Estates Pool
2022/509 08/02/2022 Oasis Pools 324.75 3209 08/03/2022 Annual Pool Inspection/Cleaning for Summer
631.29

8146 - ECM - Pool Security Camera Utilities						
07/07-148804-01-2	01/12/2022	SuddenLink	159.68	3140	01/12/2022	Monthly Internet & Phone
07/07-148804-01-2	02/07/2022	SuddenLink	169.34	3149	02/08/2022	Monthly Internet & Phone
07/07-148804-01-2 AC	03/13/2022	SuddenLink	336.66	07707148	02/10/2022	0: Estates Pool Internet and Phone
07/07-148804-01-2 AC	04/10/2022	SuddenLink	125.09	07707-141	03/13/2022	0: Internet, Phone
07/07-148804-01-2 AC	05/11/2022	SuddenLink	175.45	07707148	04/10/2022	0: Internet, Phone
07/07-148804-01-2 AC	06/10/2022	SuddenLink	175.34	07707-141	05/11/2022	Internet, Phone
07/07-148804-01-2	08/10/2022	SuddenLink	175.34	07707-141	08/10/2022	Estates Camera Internet
07/07-148804-01-2	09/10/2022	SuddenLink	176.14	ACH	09/10/2022	Internet and Phone
07/07-148804-01-2	10/11/2022	Optimum	175.39	ACH	10/11/2022	Internet and phone
			1,844.57			

8147 - ECM - Pool Special Projects
2022/4/95 07/12/2022 Oasis Pools 1,461.38 3203 07/12/2022 Repair damage caused by Hoop Pros - CM Pool

8160 - CM/ECM Special Projects /Improvements						
3815	01/12/2022	The Ground Crew	909.30	3141	01/12/2022	Christmas Decor
1262	02/21/2022	H3 Construction Services, LLC	6,100.00	3154	02/21/2022	Detention Pond Clean up CM & CME
12422	05/12/2022	Landmark Landscape Group	4,066.23	3181	05/12/2022	Relandscape Parking Lot Medians - CM
12446	05/12/2022	Landmark Landscape Group	8,657.13	3181	05/12/2022	Relandscape Estates Pool Enclosure - French Drain
6610	05/12/2022	AggieLand Power Washing, LLC	1,730.00	3178	05/12/2022	Powerwash pools/playgrounds/instruments
			21,462.66			

8191 - CM/ECM Electric

2173122	01/07/2022	Bryan Texas Utilities	231.39	drafted	01/07/2022	Utilities- Reimbursed by Saddle Creek HOA
2431800	01/07/2022	Bryan Texas Utilities	499.22	drafted	01/07/2022	Utilities- Reimbursed by Saddle Creek HOA
2293428 ACH	01/26/2022	Bryan Texas Utilities	22.66	2293428 /01/26/2022	4401 Silver Brook	
2216139 ACH	01/26/2022	Bryan Texas Utilities	481.16	2216139 /01/26/2022	15541 N Creek Meadows	
2306382 ACH	01/26/2022	Bryan Texas Utilities	18.48	1306382 /01/26/2022	15521 Baker Meadow Loop	
2371989 ACH	01/26/2022	Bryan Texas Utilities	586.98	2371989 /01/26/2022	15751 Cottonwood Creek	
2348555 ACH	01/26/2022	Bryan Texas Utilities	20.12	2348555 /01/26/2022	15729 Timber Creek A	

2348556 ACH	01/26/2022	Bryan Texas Utilities	18 18 2348556 / 01/26/2022	15729 Timber Creek	
2431800	02/02/2022	Bryan Texas Utilities	104 75 drafted	utility Bill (To be reimbursed by Saddle Creek)	
2317989 ACH	02/02/2022	Bryan Texas Utilities	232 31 drafted	utilities (BTU bill to be reimbursed by Saddle Creek)	
2293428 ACH	02/23/2022	Bryan Texas Utilities	542 00 2371989 / 02/23/2022	15751 Cottonwood Creek	
2293428 ACH	02/24/2022	Bryan Texas Utilities	512 85 2216139 / 02/24/2022	15541 N Creek Meadows	
2306382 ACH	02/24/2022	Bryan Texas Utilities	22 80 2293428 / 02/24/2022	4401 Silver Brook	
2348555 ACH	02/24/2022	Bryan Texas Utilities	18 68 2306382 / 02/24/2022	15521 Baker Meadow Loop	
2348556 ACH	02/24/2022	Bryan Texas Utilities	19 74 2348555 / 02/24/2022	15729 Timber Creek A	
2216139 ACH	03/23/2022	Bryan Texas Utilities	522 80 2371989 / 03/23/2022	Electric	
2293428 ACH	03/24/2022	Bryan Texas Utilities	471 97 2216139 / 03/24/2022	Electric	
2306382 ACH	03/24/2022	Bryan Texas Utilities	22 47 2293428 / 03/24/2022	Electric	
2348555 ACH	03/24/2022	Bryan Texas Utilities	18 59 2306382 / 03/24/2022	Electric	
2348556 ACH	03/24/2022	Bryan Texas Utilities	19 64 2348555 / 03/24/2022	Electric	
2371989 ACH	04/25/2022	Bryan Texas Utilities	19 55 2348556 / 03/24/2022	Electric	
2216139 ACH	04/26/2022	Bryan Texas Utilities	552 89 2371989 / 04/25/2022	Electric	
2306382 ACH	04/26/2022	Bryan Texas Utilities	472 19 2216139 / 04/26/2022	Electric	
2348555 ACH	04/26/2022	Bryan Texas Utilities	22 66 2293428 / 04/26/2022	Electric	
2348556 ACH	04/26/2022	Bryan Texas Utilities	18 48 2306382 / 04/26/2022	Electric	
2371989 ACH	04/26/2022	Bryan Texas Utilities	19 74 2348555 / 04/26/2022	Electric	
2293428 ACH	05/24/2022	Bryan Texas Utilities	21 51 2348556 / 04/26/2022	Electric	
2306382 ACH	05/24/2022	Bryan Texas Utilities	532 96 2371989 / 05/24/2022	15751 Cottonwood Creek	
2348555 ACH	05/25/2022	Bryan Texas Utilities	360 56 2216139 / 05/25/2022	15541 N Creek Meadows	
2348556 ACH	05/25/2022	Bryan Texas Utilities	22 57 2293428 / 05/25/2022	4401 Silver Brook	
2371989 ACH	05/25/2022	Bryan Texas Utilities	18 37 2306382 / 05/25/2022	15521 Baker Meadow Loop	
2293428 ACH	05/25/2022	Bryan Texas Utilities	19 64 2348555 / 05/25/2022	15729 Timber Creek A	
2348555 ACH	06/23/2022	Bryan Texas Utilities	18 27 2348556 / 05/25/2022	15729 Timber Creek	
2348556 ACH	06/23/2022	Bryan Texas Utilities	624 18 2371989 / 06/23/2022	Electric	
2371989 ACH	06/24/2022	Bryan Texas Utilities	555 92 2216139 / 06/24/2022	Electric	
2293428 ACH	06/24/2022	Bryan Texas Utilities	19 64 2293428 / 06/24/2022	Electric	
2306382 ACH	06/24/2022	Bryan Texas Utilities	19 27 2306382 / 06/24/2022	Electric	
2348555 ACH	06/24/2022	Bryan Texas Utilities	19 64 2348555 / 06/24/2022	Electric	
2348556 ACH	06/24/2022	Bryan Texas Utilities	18 18 2348556 / 06/24/2022	Electric	
2348555 ACH	07/26/2022	Bryan Texas Utilities	18 18 ACH	07/26/2022	Electric
2306382 ACH	07/26/2022	Bryan Texas Utilities	19 66 ACH	07/26/2022	Electric
2293428 ACH	07/26/2022	Bryan Texas Utilities	19 18 ACH	07/26/2022	Electric
2348555 ACH	07/26/2022	Bryan Texas Utilities	19 27 ACH	07/26/2022	Electric
2348556 ACH	07/26/2022	Bryan Texas Utilities	490 18 ACH	07/26/2022	Electric
2371989 ACH	07/26/2022	Bryan Texas Utilities	596 15 ACH	07/26/2022	Water Bill
102-4969-00	08/23/2022	Weiborn Special Utility District	467 42 ACH	08/23/2022	Electric Bill
2371989	08/23/2022	Bryan Texas Utilities	670 90 ACH	08/23/2022	Electric Bill
2293428	08/24/2022	Bryan Texas Utilities	500 90 ACH	08/24/2022	Electric Bill
2306382	08/24/2022	Bryan Texas Utilities	19 55 ACH	08/24/2022	Electric Bill
2348555	08/24/2022	Bryan Texas Utilities	19 24 ACH	08/24/2022	Electric Bill
2348556	08/24/2022	Bryan Texas Utilities	19 76 ACH	08/24/2022	Electric Bill
2371989	08/24/2022	Bryan Texas Utilities	18 18 ACH	08/24/2022	Electric Bill
2293428	09/26/2022	Bryan Texas Utilities	694 49 ACH	09/26/2022	Electric Bill
2306382	09/26/2022	Bryan Texas Utilities	589 10 ACH	09/26/2022	Electric
2348555	09/26/2022	Bryan Texas Utilities	18 51 ACH	09/26/2022	Electric
2348556	09/26/2022	Bryan Texas Utilities	19 36 ACH	09/26/2022	Electric
2216139	09/26/2022	Bryan Texas Utilities	19 88 ACH	09/26/2022	Electric
2306382	09/26/2022	Bryan Texas Utilities	18 71 ACH	09/26/2022	Electric
2348555	10/25/2022	Bryan Texas Utilities	589 56 ACH	10/25/2022	15541 N Creek Meadow BLVD
2348556	10/25/2022	Bryan Texas Utilities	18 18 ACH	10/25/2022	15729 Timber Creek Ln B
2306382	10/25/2022	Bryan Texas Utilities	18 63 ACH	10/25/2022	15521 Baker Meadow Loop
2348555	10/25/2022	Bryan Texas Utilities	19 76 ACH	10/25/2022	15729 Timber Creek Ln A
2348556	10/25/2022	Bryan Texas Utilities	18 18 ACH	10/25/2022	4401 Silver Brook Ct
2293428	10/25/2022	Bryan Texas Utilities	664 31 ACH	10/25/2022	15751 Cottonwood Creek Ln
2371989			13,328.22		

8192 - CM/ECM Sanitation / Sewer
544491-208936 ACH
572947-235104 ACH
572947-235104 ACH

01/24/2022 College Station Utilities
01/31/2022 College Station Utilities
02/25/2022 College Station Utilities

126 26 ACH
130 27 572947-2: 01/31/2022
130 27 572947-2: 02/25/2022

01/31/2022 15541 N Creek Meadows
01/31/2022 15751 Cottonwood Creek
02/25/2022 Sanitation, Sewer, Drainage

544491-209936 ACH	02/25/2022	College Station Utilities	126.26	544491-21-02/25/2022	15541 N Creek Meadows
544491-209936 ACH	03/29/2022	College Station Utilities	126.26	544491-21-03/29/2022	Sanitation, Sewer, Drainage
572947-235104 ACH	03/29/2022	College Station Utilities	130.27	572947-21-03/29/2022	Sanitation, Sewer, Drainage
544491-209936 ACH	04/27/2022	College Station Utilities	126.26	544491-21-04/27/2022	Sanitation, Sewer, Drainage
572947-235104 ACH	04/27/2022	College Station Utilities	130.27	572947-21-04/27/2022	Sanitation, Sewer, Drainage
544491-209936 ACH	05/31/2022	College Station Utilities	126.26	544491-21-05/31/2022	Sanitation, Sewer, Drainage
572947-235104 ACH	05/31/2022	College Station Utilities	130.27	572947-21-05/31/2022	Sanitation, Sewer, Drainage
544491-209936 ACH	06/28/2022	College Station Utilities	126.26	544491-21-06/28/2022	Sanitation, Sewer, Drainage
572947-235104 ACH	06/28/2022	College Station Utilities	130.27	572947-21-06/28/2022	Sanitation, Sewer, Drainage
544491-209936	07/27/2022	College Station Utilities	126.26	ACH	Sanitation, Sewer, Drainage
572947-235104	07/27/2022	College Station Utilities	130.27	ACH	Sanitation / Sewer
544491-209936	08/29/2022	College Station Utilities	126.26	ACH	Utility bill
572947-235104	08/29/2022	College Station Utilities	130.27	ACH	Sanitation / Sewer
544491-209936	09/28/2022	College Station Utilities	126.26	ACH	Sanitation / Sewer
572947-235104	09/28/2022	College Station Utilities	130.27	ACH	Sanitation / Sewer
544491-209936	09/30/2022	Wellborn Special Utility District	285.31	ACH	Sanitation / Sewer
572947-235104	09/30/2022	Wellborn Special Utility District	332.86	ACH	Sanitation / Sewer
544491-209936	10/28/2022	College Station Utilities	128.44	ACH	15751 Cottonwood Creek
54491-209936	10/28/2022	College Station Utilities	128.44	ACH	15541 Creek Meadow Blvd
572947-235104	10/28/2022	College Station Utilities	132.96	ACH	15541 Creek Meadows Blvd N
572947-235104	10/28/2022	College Station Utilities	3,116.68	ACH	15751 Cottonwood Creek Ln

8193 - CM/E/C/M Water and Irrigation

102-8302-00	01/12/2022	Wellborn Special Utility District	20.72	3142	01/12/2022	Timber Drive
102-8155-00	01/12/2022	Wellborn Special Utility District	32.05	3142	01/12/2022	Greens Prairie
102-0067-00	01/12/2022	Wellborn Special Utility District	97.32	3142	01/12/2022	15751 Cottonwood Creek
102-4969-00	02/07/2022	Wellborn Special Utility District	16.86	3151	02/08/2022	15541 N Creek Meadows
102-8302-00	02/07/2022	Wellborn Special Utility District	52.77	3151	02/08/2022	Timber Drive
102-0067-00	02/07/2022	Wellborn Special Utility District	167.75	3151	02/08/2022	15751 Cottonwood Creek
102-4969-00 ACH	02/28/2022	Wellborn Special Utility District	64.10	3151	02/08/2022	Greens Prairie
102-8155-00 ACH	02/28/2022	Wellborn Special Utility District	0.00	102-4969-02/28/2022	07	15541 N Creek Meadows
102-0067-00 ACH	02/28/2022	Wellborn Special Utility District	0.00	102-0067-02/28/2022	07	15751 Cottonwood Creek
102-8302-00 ACH	02/28/2022	Wellborn Special Utility District	0.00	102-8302-02/28/2022	07	Timber Drive
102-8155-00 ACH	03/31/2022	Wellborn Special Utility District	237.60	102-0067-04/01/2022	07	Greens Prairie
102-0067-00 ACH	03/31/2022	Wellborn Special Utility District	233.11	102-4969-04/01/2022	07	Water
102-4969-00 ACH	03/31/2022	Wellborn Special Utility District	26.25	102-8155-04/01/2022	07	Water
102-8155-00 ACH	03/31/2022	Wellborn Special Utility District	102.21	102-8302-04/01/2022	07	Water
102-8302-00 ACH	04/29/2022	Wellborn Special Utility District	206.46	102-4969-04/29/2022	07	Water
102-4969-00 ACH	04/29/2022	Wellborn Special Utility District	201.52	102-0067-04/29/2022	07	Water
102-0067-00 ACH	04/29/2022	Wellborn Special Utility District	29.15	102-8155-04/29/2022	07	Water
102-8155-00 ACH	04/29/2022	Wellborn Special Utility District	65.63	102-8302-04/29/2022	07	Water
102-8302-00 ACH	05/31/2022	Wellborn Special Utility District	192.49	102-0067-05/31/2022	07	15751 Cottonwood Creek
102-0067-00 ACH	05/31/2022	Wellborn Special Utility District	1,362.48	102-4969-05/31/2022	07	15541 N Creek Meadows
102-4969-00 ACH	05/31/2022	Wellborn Special Utility District	29.15	102-8155-05/31/2022	07	Greens Prairie
102-8155-00 ACH	05/31/2022	Wellborn Special Utility District	58.61	102-8302-05/31/2022	07	Timber Drive
102-8302-00 ACH	06/30/2022	Wellborn Special Utility District	300.09	102-0067-06/30/2022	07	Estates Water
102-0067-00 ACH	06/30/2022	Wellborn Special Utility District	254.16	102-4969-06/30/2022	07	Estates Irrigation - GP Trail
102-4969-00 ACH	06/30/2022	Wellborn Special Utility District	29.15	102-8155-06/30/2022	07	Greens Prairie Irrigation
102-8155-00 ACH	06/30/2022	Wellborn Special Utility District	66.03	102-8302-06/30/2022	07	Timber Drive Irrigation
102-8302-00 ACH	07/29/2022	Wellborn Special Utility District	1,307.76	ACH	07/29/2022	Water Bill
102-0067-00	07/29/2022	Wellborn Special Utility District	242.07	ACH	07/29/2022	Water
102-8302-00	08/31/2022	Wellborn Special Utility District	196.43	Bank Draft	08/31/2022	Timber Drive Irrigation
102-8155-00	08/31/2022	Wellborn Special Utility District	1,243.19	Bank Draft	08/31/2022	15751 Cottonwood Creek - Pool
102-4969-00	08/31/2022	Wellborn Special Utility District	370.94	Bank Draft	08/31/2022	15541 Creek Meadow Blvd Irrigation
102-8302-00	09/30/2022	Wellborn Special Utility District	29.15	ACH	09/30/2022	Greens Prairie Trail Irrigation
102-0067-00	09/30/2022	Wellborn Special Utility District	60.17	ACH	09/30/2022	15751 Cottonwood Creek
102-4969-00	09/30/2022	Wellborn Special Utility District	29.15	ACH	09/30/2022	Water
102-8155-00	10/10/2022	Wellborn Special Utility District	548.31	ACH	09/30/2022	15751 Cottonwood Creek Irrigation
102-0067-00	10/10/2022	Wellborn Special Utility District	93.60	ACH	10/10/2022	15541 Creek Meadow Irrigation
102-4969-00	10/31/2022	Wellborn Special Utility District	501.56	ACH	10/31/2022	15541 Creek Meadow Irrigation
102-8302-00	10/31/2022	Wellborn Special Utility District	43.38	ACH	10/31/2022	Timber Dr. HOA
102-8155-00	10/31/2022	Wellborn Special Utility District	29.15	ACH	10/31/2022	Greens Prairie Irrigation

8,671.67

8220 - CM/ECM Transfer to Reserve
Transferred to Reserve

10/25/2022 Creek Meadows Owners Association

10,000.00 Telephone 10/25/2022

Wire Transfer from Operating Account to Reserve Acct.

Total

343,101.06



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/21/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Randy Flasowski(353134M) 1001 University Dr E Ste 105 College Station TX 77840-2143		CONTACT NAME: PHONE (A/C, NO, EXT): 979-691-2534 FAX (A/C, NO): 979-691-2608 E-MAIL ADDRESS: rflasowski@farmersagent.com	
INSURED CREEK MEADOWS OWNERS 903 SOUTH TEXAS AVENUE COLLEGE STATION TX 77840		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Truck Insurance Exchange	NAIC # 21709
		INSURER B: Farmers Insurance Exchange	21652
		INSURER C: Mid Century Insurance Company	21687
		INSURER D:	
		INSURER E:	
		INSURER F:	

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

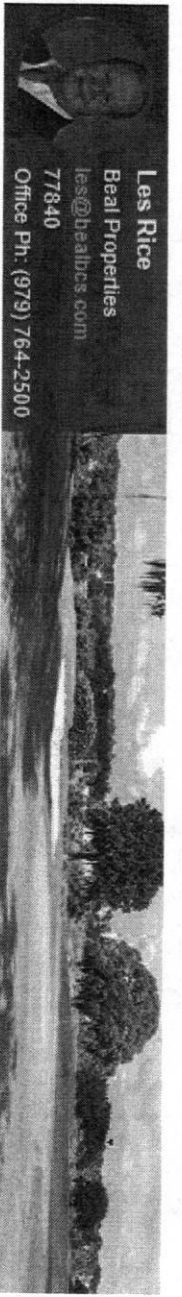
INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			606777801	01/10/2022	01/10/2023	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea Occurrence)	\$ 75,000	MED EXP (Any one person)	$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						BODILY INJURY (Per person)	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							EACH OCCURRENCE	\$
							AGGREGATE	\$
							PER STATUTE	\$
							OTHER	\$
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
AUTHORIZED REPRESENTATIVE *[Signature]*



Les Rice
 Beal Properties
 les@bealpros.com
 778-40
 Office Ph: (979) 764-2500

CMA 1 - Line

Prepared By: Les Rice

Listings as of 11/15/22 at 9:33 am

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 11/15/2022 to 08/17/2022 Subdivision Code is 'Creek Meadows'

Residential

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/Sqft	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
22013437	15492 Baker Meadow Loop	3	2/-	2	2	Creek Meadows	2009	1,159	\$211.39	\$245,000	\$240,000	\$207.08	10/27/2022	97.96	42
22011195	3861 Still Creek	3	2/-	2	2	Creek Meadows	2019	1,516	\$197.89	\$299,999	\$299,999	\$217.89	09/01/2022	100.00	34
22006625	15308 Still Water Meadow	3	2/0	2	2	Creek Meadows	2022	1,415	\$217.60	\$307,900	\$307,900	\$217.60	09/14/2022	100.00	117
22009954	3814 Still Creek Loop	4	2/0	2	2	Creek Meadows	2020	1,652	\$190.68	\$315,000	\$312,500	\$189.16	08/22/2022	99.21	31
22009138	15304 Still Water Meadow	3	2/0	2	2	Creek Meadows	2022	1,545	\$203.82	\$314,900	\$314,900	\$203.82	09/28/2022	100.00	91
22011700	4205 Shallow Creek Court	3	2/0	2	2	Creek Meadows	2015	1,578	\$202.79	\$320,000	\$315,000	\$199.62	10/04/2022	98.44	48
22011806	4204 Shallow Creek Court	3	2/1	2	2	Creek Meadows	2015	1,985	\$178.84	\$355,000	\$348,000	\$175.31	10/14/2022	98.03	56
22009750	4003 Sunny Meadow Brook	4	2/1	2	2	Creek Meadows	2010	2,582	\$142.91	\$369,000	\$357,000	\$138.26	09/22/2022	96.75	69
22006149	15306 Still Water Meadow	4	3/-	2	2	Creek Meadows	2022	1,953	\$186.84	\$364,900	\$364,900	\$186.84	08/19/2022	100.00	102
22008266	15303 Still Water Meadow	3	2/-	2	2	Creek Meadows	2022	1,620	\$227.72	\$368,900	\$368,900	\$227.72	10/11/2022	100.00	126
2201262	4003 Lodge Creek Court	3	2/-	2	2	Creek Meadows	2018	1,841	\$203.69	\$375,000	\$371,000	\$201.52	09/20/2022	98.93	46
22008272	15301 Still Water Meadow	4	3/-	2	2	Creek Meadows	2022	1,911	\$186.18	\$374,900	\$374,900	\$186.18	10/14/2022	100.00	129
22006626	15310 Still Water Meadow	4	3/1	2	2	Creek Meadows	2022	2,110	\$186.68	\$393,900	\$393,900	\$186.68	09/09/2022	100.00	112
22013865	4108 Carney Creek Court	4	2/-	2	2	Creek Meadows	2019	1,940	\$210.82	\$409,000	\$409,000	\$210.82	10/18/2022	100.00	19

LISTINGS: 8

Medians: 2022 1,704 \$204.65 \$344,400

Minimums: 2008 1,206 \$174.78 \$280,000

Maximums: 2022 2,629 \$232.17 \$459,500

Averages: 2018 1,725 \$205.87 \$347,375

Sold Properties

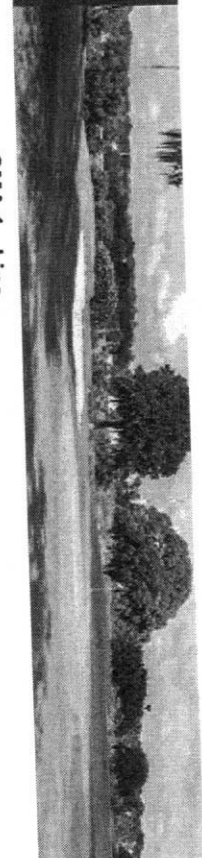
MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/Sqft	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
22013437	15492 Baker Meadow Loop	3	2/-	2	2	Creek Meadows	2009	1,159	\$211.39	\$245,000	\$240,000	\$207.08	10/27/2022	97.96	42
22011195	3861 Still Creek	3	2/-	2	2	Creek Meadows	2019	1,516	\$197.89	\$299,999	\$299,999	\$217.89	09/01/2022	100.00	34
22006625	15308 Still Water Meadow	3	2/0	2	2	Creek Meadows	2022	1,415	\$217.60	\$307,900	\$307,900	\$217.60	09/14/2022	100.00	117
22009954	3814 Still Creek Loop	4	2/0	2	2	Creek Meadows	2020	1,652	\$190.68	\$315,000	\$312,500	\$189.16	08/22/2022	99.21	31
22009138	15304 Still Water Meadow	3	2/0	2	2	Creek Meadows	2022	1,545	\$203.82	\$314,900	\$314,900	\$203.82	09/28/2022	100.00	91
22011700	4205 Shallow Creek Court	3	2/0	2	2	Creek Meadows	2015	1,578	\$202.79	\$320,000	\$315,000	\$199.62	10/04/2022	98.44	48
22011806	4204 Shallow Creek Court	3	2/1	2	2	Creek Meadows	2015	1,985	\$178.84	\$355,000	\$348,000	\$175.31	10/14/2022	98.03	56
22009750	4003 Sunny Meadow Brook	4	2/1	2	2	Creek Meadows	2010	2,582	\$142.91	\$369,000	\$357,000	\$138.26	09/22/2022	96.75	69
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22008266	15303 Still Water Meadow	3	2/-	2	2	Creek Meadows	2022	1,620	\$227.72	\$368,900	\$368,900	\$227.72	10/11/2022	100.00	126
2201262	4003 Lodge Creek Court	3	2/-	2	2	Creek Meadows	2018	1,841	\$203.69	\$375,000	\$371,000	\$201.52	09/20/2022	98.93	46
22008272	15301 Still Water Meadow	4	3/-	2	2	Creek Meadows	2022	1,911	\$186.18	\$374,900	\$374,900	\$186.18	10/14/2022	100.00	129
22006626	15310 Still Water Meadow	4	3/1	2	2	Creek Meadows	2022	2,110	\$186.68	\$393,900	\$393,900	\$186.68	09/09/2022	100.00	112
22013865	4108 Carney Creek Court	4	2/-	2	2	Creek Meadows	2019	1,940	\$210.82	\$409,000	\$409,000	\$210.82	10/18/2022	100.00	19

*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

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Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.

Les Rice
 Real Properties
 les@beatrice.com
 77840
 Office Ph: (979) 764-2500



CMA 1 - Line

Listings as of 11/15/22 at 9:33 am

Prepared By: Les Rice

Residential

Sold Properties	MLS #	Address	Unit #	# Bd	F/H	Bth	GarCap	Subd Code	Yr Blt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
	22009978	15628 Shady Brook Lane	4	2/1	2			Creek Meadows	2015	2,260	\$188.05	\$425,000	\$418,200	\$185.04	08/31/2022	98.40	19
	22008679	4006 Running Brook Court	3	2/1	2			Creek Meadows	2014	2,138	\$200.00	\$427,600	\$419,500	\$196.21	08/22/2022	98.11	56
	22011319	4008 High Creek Court	4	2/1	2			Creek Meadows	2018	2,322	\$193.80	\$450,000	\$449,600	\$193.63	09/12/2022	99.91	39
# LISTINGS:	17																
									2019	1,911	\$197.89	\$368,900	\$364,900	\$196.21		99.91	56
									2009	1,159	\$142.91	\$245,000	\$240,000	\$138.26		96.75	19
									2022	2,582	\$227.72	\$450,000	\$449,600	\$227.72		100.00	129
									2018	1,855	\$196.45	\$359,765	\$356,776	\$194.90		99.16	67

Quick Statistics (25 Listings Total)				
	Min	Max	Average	Median
List Price	\$245,000	\$459,500	\$355,800	\$368,900
Sold Price	\$240,000	\$449,600	\$356,776	\$364,900

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 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.