

*Creek Meadows
Homeowners Association Inc.*



*2018 Annual Meeting
Monday November 5th, 2018 @ 6:30pm
Wellborn Middle School
15510 Royder Rd. College Station*

CREEK MEADOWS

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

Creek Meadows Owners Association requests your attendance at the 2018 Annual Meeting to be held Monday, November 5th, 2108 at 6:30pm at Wellborn Middle School, Cafeteria, 15510 Royder Rd. College Station, Texas 77840.

If you cannot be there and would like to have your vote counted, should there be a quorum, sign the attached proxy and return by 4:00pm, November 5th, 2018 **OR** you can have someone who is attending the meeting turn in your proxy for you. You can mail the completed proxy (attached) to BVP Management, 903 Texas Ave. South, College Station, Texas 77840 Attention: Toni Myers or email to c21hoa@century21bcs.com or fax it to 979-764-0508.

Agenda:

1. CALL MEETING TO ORDER -

- 20% needed for quorum (161) includes developer lots
- Amendments to By-Laws
 - Increase Director term to 2 years.
 - Adjust Annual meeting date requirement.

2. GUEST SPEAKER

College Station Police Chief McCullom

3. REPORTS

- Treasurer
- Management - Terry Thigpin, Property Manager for BVPM

4. COMMITTEE ANNOUNCEMENTS

- Architectural Control Committee
- Landscape Improvement Committee
- Community Events
 - Fall Festival

5. COMMUNITY UPDATES

Completed Projects in 2018

6. NEW BUSINESS

- Amendments to By-Laws
- 2019 Budget
- Bid Review Committee
- New Website
- Communication from Board of Directors

7. TOPICS TO DISCUSS

If you wish to address the Board about a specific topic, please submit your request, in writing, no later than 11/2/18. Send emails to Toni Myers (c21hoa@century21bcs.com).

8. ANNOUNCEMENTS

- Results of the Election
- Introduction of new Board Members

9. ADJOURNMENT

Next Board meeting - January 24, 2019



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

2018 Annual Meeting Proxy Statement

Know All by these Present: That I

Do hereby appoint:

OR (circle one)

Daniel Hindes Jamie Slade Lara Lewis Teresa Todd
Cheryl Calame BVP Management Inc.

As agent for me, and in my name and stead to vote as my Proxy at the 2018 annual meeting of the Creek Meadows Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies to the November 5th 2018 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Property Address

Current phone number

Email address

Signature:

This proxy must be received by 4:00pm November 4th 2018 or hand delivered at the meeting.
You can mail: BVPM, 903 S. Texas Ave. College Station, TX 77840
Fax: 979-764-0508

MINUTES • CREEK MEADOWS OWNERS ASSOCIATION • ANNUAL MEMBERSHIP MEETING

7:00 p.m. Monday November 6, 2017 • Event Center at Castlegate II • 4205 Norwich Dr.

Call to Order/Establishment of Quorum

Chris Rhodes, President, called the meeting to order at 7:00 p.m. and a quorum was established with the developer votes. 51% (409) was needed for a quorum including developer lots. In attendance were Chris Rhodes and Katy Kovar from Oldham Goodwin; Daniel Hindes, Vice President, Jenna Hairston, Treasurer, and Cheryl Calame, Secretary, as residents from Creek Meadows. Sandie Miller and Lorena Spicher represented Neighborhood Partners. Two volunteers were recruited to count ballots.

Guest Speakers

Daniel Hindes introduced guest speaker, Mayor Karl Mooney. Mayor Mooney gave information regarding College Station. The population is predicted to reach 118,000 by the end of December or in January. A new sign is to be placed at the entrance to the city near the speedway. Future developments include 1192 homes by the speedway, 700 homes by Scott and White, and other sites with 1000 homes and 300 homes. There is a possibility of bringing a YMCA to College Station. Construction on the widening of Greens Prairie is planned to start by 2019. Signal construction at Arrington Rd and Greens Prairie is believed to be approved soon.

Mayor Mooney gave an update on the new location for Fire Station 7 in the Creek Meadows area. It was originally off of Royder and Greens Prairie and now with new schools in the area and times of congestion, the city is looking into other locations so the response time can be maintained. College Station is considering a new police station and increasing staff. Mayor Mooney addressed a concern regarding parking on the street and referred residents to contact the city to report issues.

Linda Harvell, College Station City Council representative, asked residents for questions or concerns.

REPORTS

Chris Rhodes introduced Jenna Hairston, Treasurer, and Sandie Miller with Neighborhood Partners. Jenna Hairston reviewed highlights from the 2016 Financials. A maintenance account was opened with \$7000 remaining from the 2016 budget. See 2016 Financials on the HOA website. Sandie Miller reviewed the 2017 Budget Comparison Report as of September 30, 2017. See attached. Sandie Miller reviewed Accounts Receivable amounts that total \$8522.14 with \$6406.09 for 2017 and \$2116.05 for 2016. Overpayments to be applied to 2018 are \$1035.43. Sandie Miller also reported on progress in the community with the following information: 238 homeowners, 38 rentals, 6 weekend homes, 7 builder owned lots. Liens were reported as two remaining from 2016 and one new lien from 2017. The monthly summary of inspections for 2017 was reviewed. Status of concerns included information on short term rentals.

COMMITTEE ANNOUNCEMENTS

Sandie Miller introduced Amber Hudson who discussed updates from the Architectural Control Committee. Jenna Hairston discussed Community Events including the Spring Festival and Fall Festival held in 2017.

COMMUNITY UPDATES

Daniel Hindes reviewed completed projects including cleaning and sealing realm signs, landscape projects, replacing zero gravity chairs, installing the shade cover on the Estates playground, wall clocks added to both pool annexes, and fake snakes added in the pool annex to keep birds away.

NEW BUSINESS

Chris Rhodes introduced New Business covering the By Laws to be changed to state a quorum is 20% instead of 51%. The developer has enough votes to make it pass. A clipboard was passed around for input from the residents. Sandie Miller reviewed the 2018 Budget. See attached. A resident requested information on the development across from Victoria. The area is now zoned for single family homes and the area across from the duplexes is now zoned to be townhomes.

TOPIC TO DISCUSS

Sandie Miller addressed topics including parking on the street, overnight parking and continued parking.

ANNOUNCEMENTS

Daniel Hinds thanked Chris Rhodes, Katy Kovar, and Jennifer Dunkin for serving the past two years. Daniel Hinds announced the results of the board member election and introduced the new board members and an alternate. The two new board members are Lara Lewis and Teresa Todd. Jaime Slade is the alternate.

ADJOURNMENT

Daniel Hinds asked if there were any further question and the meeting was adjourned at 8:35.

Documents:

Agenda
2016 Budget Comparison
2017 Budget Comparison
- Profit & Loss Report
- Balance Report
2018 Budget

Creek Meadows Owners Association
2018 Budget/Actual Profit & Loss Comparison
as of September 30, 2018

	Budget '18	Current	Difference	% Used
Income				
Administration/Transfer Fees	\$4,200	3745	\$455	89%
Annual Dues	\$355,500	358,954	(\$3,454)	101%
Annual Dues - *Collections	\$8,000	2645	\$5,355	33%
Deed Restriction Income	\$3,200	572	\$2,628	18%
CCR Enforcement	500	0	500	
Cost of Collection	700	325	375	
Fines for Violations	1000	280	720	
Lien Filed	1000	-33.13	1033	
Finance Charges	\$1,500	1942	(\$442)	129%
FOB Key Programming	\$900	2345	(\$1,445)	261%
FOB Key Replacement	\$200	350	(\$150)	175%
Unapplied Cash Payments	\$0	-983	\$983	
Total Income	\$373,500	\$369,570	\$3,930	99%
Expenses				
Deed Restriction Expense	\$3,200	312	\$2,888	10%
Flags, Decorations & Signs	\$2,500	822	\$1,678	33%
Fountains & Lakes	\$5,800	3,820	\$1,980	66%
Fountain Repair	1,000	0	1,000	
Monthly Maintenance	2,400	1731	669	
Spraying-Weed & Algae Control	2,400	2,089	311	
Grounds Maint/Improvements	\$150,637	105,084	\$45,553	70%
Irrigation Repair	6,000	7,036	-1,036	
Landscape Maintenance	126,387	95,083	31,304	
Lawn Spraying	4,000	189	3,811	
Shredding	3,750	1218	2,532	
Tree Removal & Care	5,500	54	5,446	
Turf Cutting	5,000	1505	3,496	
Insurance	\$9,900	12,980	(\$3,080)	131%
D&O	2,900	3,236	(336.00)	
General Liability	3,000	4,514	(1514.00)	
Property	4,000	5,230	(1230.00)	
Legal & Professional Fees	\$1,535	565	\$970	37%
Accounting Fees	335	335	0	
Legal Fees	1,200	230	970	
Management	\$78,990	60,440	\$18,550	77%
Assoc Services (Oldham Goodwin)	15,000	13,750	1,250	
Management	63,990	46,690	17,300	
Membership Events	\$6,000	4,054	\$1,946	68%
Membership Meeting Expense	\$625	0	\$625	0%
Office Supplies	\$400	398	\$2	100%
Park Maintenance - CM	\$2,520	1,773	\$747	70%

Clean & Repair Equipment	1,200	115	1,085		
Trash Removal	1,320	1658	-338		
Park Maintenance - CME		\$1,320	1,308	\$12	99%
Clean & Repair Equipment	0	0	0		
Trash Removal	1,320	1308	12		
Pool - CM		\$28,128	20,804	\$7,324	74%
Cleaning Service	4,600	3,917	684		
FOB Keys & Lock	2,800	615	2,185		
Pool Annex Repairs	2,856	1,551	1,305		
Pool Annex Winterization	300	90	210		
Pool Maintenance	13,500	9,684	3,816		
Purchase Equipment	500	871	(371)		
Security Camera Utilities	1,572	2,224	(652)		
Special Project	2,000	1,852	148		
Pool - CME		\$19,850	8,541	\$11,309	43%
Cleaning Service	3,950	403	3,547		
Pool Annex Repairs	500	165.5	335		
Pool Annex Winterization	300	125	175		
Pool Maintenance	12,200	5,382	6,818		
Purchase Equipment	1,000	881	119		
Security Camera Utilities	1,200	451	749		
Special Project	700	1133	(433)		
Postage & Delivery		\$115	122	(\$7)	106%
Projects funded by Collections		\$8,000	7,469	\$531	93%
Landscaping Additional	8,000	7,469	531		
Special Projects/Improvements		\$13,058	12,709	\$349	97%
Park Benches	1,518	1,340	178		
Park Tables	2,257	2,338	(81)		
Park Trash Cans	1,922	2,109	(187)		
Drinking Fountain	1,142	240	902		
Pool Shower	1,319	1,559	(240)		
Clear Pond Drainage	3,800	100	3,700		
Miscellaneous	1,100	5,023	(3,923)		
Storage Expense		\$240	240	\$0	100%
Website		\$100	0	\$100	0%
Utilities		\$30,528	20,063	\$10,465	66%
Electric	13,800	10,514	3,286		
Sanitation/Sewer	1,128	470	658		
Water/Irrigation	15,600	9,080	6,520		
Total Expense		\$363,446	\$261,505	\$101,941	72%
Net Income		\$10,054	\$108,064		
Cash Reserves/Maint Fund		\$10,000			
		\$54			
Cash Reserves/Maint Fun Balance		\$7,010	10,014	\$17,024	

Creek Meadows

PROFIT AND LOSS

January - September, 2018

	TOTAL
Income	
Administration/Transfer Fee	3,745.00
Annual Dues	358,953.61
Annual Dues - Collections	2,645.00
Deed Restriction Income	
Cost of Collection	325.00
Fines for Violation	280.00
Lien Filed	-33.13
Total Deed Restriction Income	571.87
Finance Charges	1,941.74
FOB Key Programming	2,345.00
FOB Key Replacement	350.00
Unapplied Cash Payment Income	-982.71
Total Income	\$369,569.51
GROSS PROFIT	\$369,569.51
Expenses	
Deed Restriction Expense	311.72
Flags Decorations & Signs	822.33
Fountains & Lakes	
Monthly Maintenance	1,731.03
Spraying-Weed & Algae	2,089.24
Total Fountains & Lakes	3,820.27
Grounds Maintenance	
Irrigation Repair	7,035.69
Landscape Maintenance	95,082.71
Lawn Spraying	189.44
Shredding	1,217.83
Tree Removal/Replacement	54.13
Turf Cutting	1,504.50
Total Grounds Maintenance	105,084.30
Insurance Expense	
D&O Policy	3,236.00
General Liability Policy	4,513.95
Property Policy	5,230.00
Total Insurance Expense	12,979.95
Legal & Professional Fees	
Accounting Fees	335.00
Legal Fees	230.00
Total Legal & Professional Fees	565.00
Management	
Assoc Service	13,750.00
Management	46,690.00
Total Management	60,440.00

	TOTAL
Membership Event	4,053.86
Office Supplies	397.81
Park Maintenance	
Clean & Repair Equipment	115.00
Trash Removal	1,658.39
Total Park Maintenance	1,773.39
Parks Maintenance Estates	
Trash Removal	1,307.66
Total Parks Maintenance Estates	1,307.66
Pool Annex	
Cleaning Service	3,916.50
FOB Keys & Lock	615.00
Pool Annex Repair	1,550.94
Pool Annex Winterization	90.00
Pool Maintenance	9,684.36
Purchase Equipment	870.88
Security Utilites	2,223.95
Special Project	1,852.11
Total Pool Annex	20,803.74
Pool Annex - Estates	
Cleaning Service	403.23
Pool Annex Repair	165.50
Pool Annex Winterization	125.00
Pool Maintenance	5,382.30
Purchase Equipment	881.05
Security Utilites	451.09
Special Project	1,133.00
Total Pool Annex - Estates	8,541.17
Postage and Delivery	122.12
Projects funded by Collections	
* Common Areas	
- Irrigation Repair at Entrance	903.48
- Landscape Addition	6,353.19
Total * Common Areas	7,256.67
* Pool Annex Projects	
- Bathroom Repairs	212.50
Total * Pool Annex Projects	212.50
Total Projects funded by Collections	7,469.17
Special Projects/Improvements	
Clear Pond drainage	100.00
Drinking Fountain	240.00
Miscellaneous	5,023.00
Park Benches	1,340.00
Park Tables	2,338.00
Park Trash Cans	2,109.00
Pool Shower	1,558.50
Total Special Projects/Improvements	12,708.50
Storage Expense	240.00
Unapplied Cash Bill Payment Expense	0.00

	TOTAL
Utilities	
Electric	10,513.89
Sanitation/Sewer	469.90
Water/Irrigation	9,079.69
Total Utilities	20,063.48
Total Expenses	\$261,504.47
NET OPERATING INCOME	\$108,065.04
NET INCOME	\$108,065.04

Creek Meadows

BALANCE SHEET

As of September 30, 2018

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Bank & Trust Checking	38,770.49
Bank & Trust Money Market	0.00
Prosperity Bank	49,484.34
Prosperity Savings	17,031.81
Total Bank Accounts	\$105,286.64
Other Current Assets	
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$105,286.64
TOTAL ASSETS	\$105,286.64
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Developer Loan	0.00
Total Other Current Liabilities	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00
Equity	
Unrestricted Net Assets	-2,778.40
Net Income	108,065.04
Total Equity	\$105,286.64
TOTAL LIABILITIES AND EQUITY	\$105,286.64

Creek Meadows Home Owner's Association			
2019 Budget			
			Budget '19
Income			
Administration/Transfer Fees			\$4,760
Annual Dues			\$418,375
Annual Dues - *Collections			\$8,446
Deed Restriction Income			\$2,000
	CCR Enforcement	500	
	Cost of Collection	500	
	Fines for Violations	500	
	Lien Filed	500	
Finance Charges			\$2,000
FOB Key Programming			\$2,375
FOB Key Replacement			\$300
Total Income			\$438,256
Expenses			
Deed Restriction Expense			\$2,000
Flags, Decorations & Signs			\$2,500
Fountains & Lakes			\$6,700
	Fountain Repair	1,000	
	Monthly Maintenance	2,400	
	Monthly Pond Cleaning	900	
	Spraying-Weed & Algae Control	2,400	
Grounds Maint/Improvements			\$192,000
	Irrigation Repair	3,000	
	Landscape Maintenance	182,000	*New Landscape Company - The Ground Crew
	Lawn Spraying	2,000	
	Shredding	3,000	
	Tree Removal & Care	1,500	
	Turf Cutting	500	
Insurance			\$14,280
	D&O	3,560	
	General Liability	4,970	
	Property	5,750	
Legal & Professional Fees			\$2,000
	Accounting Fees	1,000	
	Legal Fees	1,000	
Management			\$52,281
	Assoc Services	11,000	
	Management	41,281	
Membership Events			\$3,000
Membership Meeting Expense			\$625
Office Supplies			\$500

Creek Meadows Home Owner's Association			
2019 Budget			
			Budget '19
Park Maintenance - CM			\$2,125
	Clean & Repair Equipment	500	
	Trash Removal	1,625	
Park Maintenance - CME			\$4,125
	Clean & Repair Equipment	2500	*\$2,000 to Repair mat under playground and correct drainage issue.
	Trash Removal	1,625	
Pool - CM (3 Filters)			\$36,750
	Cleaning Service	2,250	
	FOB Keys & Lock	1,000	
	Pool Annex Repairs	500	
	Pool Annex Winterization	300	
	Pool Maintenance	13,000	
	Purchase Equipment	3000	
	Security Camera Utilities	1700	
	Special Project	15,000	*Enclose pool house roof & addition of 3 permanent umbrellas.
Pool - CME (2 Filters)			\$20,250
	Cleaning Service	2,250	
	Pool Annex Repairs	500	
	Pool Annex Winterization	300	
	Pool Maintenance	13,000	
	Purchase Equipment	3000	
	Security Camera Utilities	1200	
	Special Project	0	
Postage & Delivery			\$150
Special Projects/Improvements			61,400
	Swings - CME Park	10,000	
	Infrastructure and Landscaping Projects	48,000	*As recommended by the Landscape Committee, and approved by BOD.
	Miscellaneous Unexpected Common Area Repairs	3,400	
Storage Expense			\$0
Website			\$100
Utilities			\$27,400
	Electric	13,800	
	Sanitation/Sewer	600	
	Water/Irrigation	13,000	
Total Expense			\$428,186
Net Income			\$10,070
Cash Reserves/Maint Fund			\$10,000
			\$70
Cash Reserves/Maint Fun Balance			\$27,024 *Opening balance 2019

Cash Flow

BVP Management, Inc.

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

Date Range: 09/01/2018 to 10/31/2018

Accounting Basis: Cash

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Balance Forward	122,643.53	98.18	122,643.53	98.18
Pool Fobs	300.00	0.24	300.00	0.24
Homeowners Association Dues	1,521.55	1.22	1,521.55	1.22
Transfer Fee	455.00	0.36	455.00	0.36
Total Operating Income	124,920.08	100.00	124,920.08	100.00
Expense				
Electrical Repairs	170.00	0.14	170.00	0.14
Community Events	1,791.84	1.43	1,791.84	1.43
Transfer to Reserves	17,031.81	13.63	17,031.81	13.63
Lawn/Property Maintenance	21,625.17	17.31	21,625.17	17.31
Management Fee	8,402.00	6.73	8,402.00	6.73
Cleaning Expense	560.00	0.45	560.00	0.45
Porter Service	604.04	0.48	604.04	0.48
Pool Expense	2,824.13	2.26	2,824.13	2.26
Room Reservation (mtg)	120.00	0.10	120.00	0.10
Security Expense	102.85	0.08	102.85	0.08
Utilities - electric	1,149.25	0.92	1,149.25	0.92
Utilities - Sewer/Drainage	45.94	0.04	45.94	0.04
Utilities - Water	3,425.29	2.74	3,425.29	2.74
Total Operating Expense	57,852.32	46.31	57,852.32	46.31
NOI - Net Operating Income	67,067.76	53.69	67,067.76	53.69
Total Income	124,920.08	100.00	124,920.08	100.00
Total Expense	57,852.32	46.31	57,852.32	46.31
Net Income	67,067.76	53.69	67,067.76	53.69
Other Items				
Prepayments	130.00		1,039.75	
Net Other Items	130.00		1,039.75	
Cash Flow	67,197.76		68,107.51	
Beginning Cash	909.75		0.00	
Beginning Cash + Cash Flow	68,107.51		68,107.51	
Actual Ending Cash	68,107.51		68,107.51	



PROSPERITY BANK®

16796 1 AV 0.378
CREEK MEADOWS HOMEOWNERS ASSOCIATION
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Statement Date 9/30/2018
Account No [REDACTED]
Page 1 of 1



STATEMENT SUMMARY TX Business Savings Account No

09/12/2018	Beginning Balance		\$0.00
	2 Deposits/Other Credits	+	\$17,035.36
	0 Checks/Other Debits	-	\$0.00
09/30/2018	Ending Balance	19 Days in Statement Period	\$17,035.36

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/12/2018	Opening Deposit	\$17,031.81
09/30/2018	Accr Earning Pymt Added to Account	\$3.55

TOTAL OVERDRAFT FEES

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

DAILY ENDING BALANCE

Date	Balance	Date	Balance
09-12	\$17,031.81	09-30	\$17,035.36

EARNINGS SUMMARY

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

Interest Paid This Period	\$3.55	Annual Percentage Yield Earned	0.40 %
Interest Paid YTD	\$3.55	Days in Earnings Period	19

0000



101241 : 01679601

MEMBER FDIC



NYSE Symbol "PB"



Bob Walker
 Century 21 Real
 Estate
 bobw@century21tx.com
 PH

CMA 1 - Line

Listings as of 11/05/18 at 8:53 am

Prepared By: Bob Walker

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\$/Sqt	Sold Date	SP%LP	DOM
17010374	4011 Crooked Creek Path	4	3/-	2	2		Creek Meadows	2017	2,208	\$151.95	\$335,500	\$335,500	\$151.95	06/21/2018	100.00	345
18013619	15601 Shady Brook Lane	4	2/1	2	2		Creek Meadows	2015	2,064	\$167.10	\$344,900	\$338,000	\$163.76	09/27/2018	98.00	38
18002365	4022 Crooked Creek	4	3/-	2	2		Creek Meadows	2018	2,331	\$145.82	\$339,900	\$339,900	\$145.82	06/09/2018	100.00	91
18008969	4111 Caney Creek Court	4	2/1	2	2		Creek Meadows	2018	2,215	\$155.98	\$345,500	\$342,000	\$154.40	10/31/2018	98.99	188
18009327	15741 Timber Creek Lane	4	3/-	2	2		Creek Meadows	2015	2,426	\$144.23	\$349,900	\$349,900	\$144.23	08/14/2018	100.00	101
17013218	15747 Timber Creek Lane	4	3/1	2	2		Creek Meadows	2015	2,586	\$138.21	\$357,400	\$350,000	\$135.34	05/14/2018	97.93	241
17000564	4025 Crooked Creek Path	4	2/1	2	2		Creek Meadows	2017	2,405	\$147.57	\$354,900	\$354,900	\$147.57	07/02/2018	100.00	523
18006328	15606 Long Creek Lane	4	3/-	2	2		Creek Meadows	2018	2,404	\$151.79	\$364,900	\$358,000	\$148.92	07/27/2018	98.11	118
17019167	4011 Wild Creek Court	4	3/-	2	2		Creek Meadows	2016	2,501	\$143.90	\$359,900	\$359,900	\$143.90	05/25/2018	100.00	160
18009740	15609 Walnut Nook Court	4	3/-	2	2		Creek Meadows	2017	2,635	\$136.62	\$359,999	\$359,999	\$136.62	06/18/2018	100.00	32
17006061	4027 Crooked Creek Path	4	3/1	2	2		Creek Meadows	2017	2,540	\$144.84	\$367,900	\$363,000	\$142.91	07/25/2018	98.67	456
18011656	15736 Timber Creek Lane	4	3/-	2	2		Creek Meadows	2015	2,464	\$152.19	\$375,000	\$367,500	\$149.15	07/27/2018	98.00	38
18014313	15704 Timber Creek Lane	3	2/1	2	3PLUS		Creek Meadows	2012	2,357	\$158.04	\$372,500	\$372,500	\$158.04	10/01/2018	100.00	31
18011164	15704 Cottonwood Creek I	4	3/0	2	2		Creek Meadows	2018	2,657	\$149.98	\$398,500	\$398,500	\$149.98	10/15/2018	100.00	137

LISTINGS: 65
 Medians:
 Minimums:
 Maximums:
 Averages:

Quick Statistics (97 Listings Total)					
	Min	Max	Average	Median	
List Price	\$189,000	\$432,000	\$293,477	\$299,900	
Sold Price	\$185,000	\$398,500	\$284,584	\$294,000	

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Bob Walker
Century 21 Real Estate
bobw@century21tx.com
PH: [REDACTED]
Need a REALTOR? What About Bob?

CMA 1 - Line

Listings as of 11/05/18 at 8:53 am

Prepared By: Bob Walker
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
18006447	4216 Cripple Creek Court		3	2/-	2		Creek Meadows	2008	1,612	\$151.36	\$244,000	\$242,000	\$150.12	07/09/2018	99.18	109
18009472	3850 STILL CREEK Loop		4	2/-	2		Creek Meadows	2018	1,600	\$157.25	\$251,600	\$251,600	\$157.25	08/08/2018	100.00	99
17018811	15303 Lowry Meadow Lane		3	2/-	2		Creek Meadows	2014	1,966	\$134.03	\$263,500	\$259,250	\$131.87	05/15/2018	98.39	166
18008784	3801 Wild Horse Creek Co		3	2/-			Creek Meadows	2008	1,818	\$149.50	\$271,790	\$260,000	\$143.01	06/29/2018	95.66	68
18006247	4002 Lodge Creek		4	2/-			Creek Meadows	2018	1,807	\$153.29	\$277,000	\$276,000	\$152.74	08/14/2018	99.64	151
18009493	4016 Sunny Meadow Brool		3	2/-	2		Creek Meadows	2016	1,804	\$152.44	\$275,000	\$276,500	\$153.27	06/15/2018	100.55	35
18008752	4228 Cripple Creek Court		3	2/-	2		Creek Meadows	2008	1,984	\$143.65	\$285,000	\$278,000	\$140.12	08/02/2018	97.54	93
18003190	4101 Shallow Creek Loop		3	2/-	2		Creek Meadows	2013	2,046	\$136.80	\$279,900	\$279,900	\$136.80	06/05/2018	100.00	106
18012237	15606 Shady Brook Lane		3	2/-	2		Creek Meadows	2015	2,149	\$132.62	\$286,000	\$281,000	\$130.76	08/31/2018	98.60	56
18001913	15702 Buffalo Creek Loop		4	2/1	2		Creek Meadows	2011	2,341	\$126.40	\$296,900	\$287,000	\$122.60	06/08/2018	96.99	135
18012493	15600 Shady Brook Lane		3	2/-	2		Creek Meadows	2015	2,005	\$147.13	\$295,000	\$290,000	\$144.64	08/21/2018	98.31	35
18055048	4209 Quartz Creek Court		4	3/1	2		Creek Meadows	2015	2,880	\$104.13	\$299,900	\$294,000	\$102.08	05/21/2018	98.03	68
18006261	4004 Lodge Creek		4	2/-	2		Creek Meadows	2018	1,949	\$153.41	\$299,000	\$294,000	\$150.85	06/01/2018	98.33	77
18009297	4109 Shady Brook Pass		3	2/1	2		Creek Meadows	2015	2,028	\$147.88	\$299,900	\$295,000	\$145.46	06/13/2018	98.37	40
18006471	4003 Running Brook Court		4	2/1	2		Creek Meadows	2014	2,092	\$143.36	\$299,900	\$300,000	\$143.40	07/27/2018	100.03	128
17017733	15606 Walnut Nook		3	2/-	2		Creek Meadows	2018	2,024	\$153.11	\$309,900	\$306,400	\$151.38	05/31/2018	98.87	183
18009801	15307 Lowry Meadow Lane		4	3/1	2		Creek Meadows	2015	2,866	\$108.13	\$309,900	\$309,900	\$108.13	07/09/2018	100.00	52
18004556	4105 Shady Brook Pass		4	2/1	2		Creek Meadows	2015	2,232	\$138.44	\$309,000	\$310,000	\$138.89	08/10/2018	100.32	147
18013650	4028 CROOKED CREEK F		4	2/1	2		Creek Meadows	2017	2,093	\$152.89	\$319,990	\$314,990	\$150.50	08/17/2018	98.44	25
18010000	4101 Shady Brook		4	2/1	2		Creek Meadows	2015	2,299	\$139.15	\$319,900	\$315,000	\$137.02	07/31/2018	98.47	67
17011081	15602 WALNUT NOOK		4	2/1	2		Creek Meadows	2017	2,093	\$152.89	\$319,990	\$319,990	\$152.89	07/26/2018	100.00	359
18011688	15605 Walnut Nook		3	2/1	2		Creek Meadows	2018	2,027	\$158.99	\$322,272	\$321,000	\$158.36	10/10/2018	99.61	113
17015839	15607 Long Creek Lane		4	3/-	2		Creek Meadows	2017	2,524	\$128.72	\$324,900	\$324,900	\$128.72	05/10/2018	100.00	208
17010275	4010 Crooked Creek Path		4	3/-	2		Creek Meadows	2017	2,097	\$152.12	\$319,000	\$327,785	\$156.31	06/29/2018	102.75	323
18002837	15662 Long Creek Lane		3	2/1	2		Creek Meadows	2018	2,169	\$151.91	\$329,500	\$329,500	\$151.91	06/15/2018	100.00	123
18012499	15656 Long Creek Lane		3	2/-	2		Creek Meadows	2018	2,124	\$155.32	\$329,900	\$329,900	\$155.32	09/05/2018	100.00	50
18001915	15658 Long Creek Lane		4	2/1	2		Creek Meadows	2017	2,196	\$152.55	\$335,000	\$330,000	\$150.27	06/15/2018	98.51	140
18000120	4065 Crooked Creek		4	2/1	2		Creek Meadows	2016	2,365	\$143.84	\$339,700	\$330,700	\$139.83	06/07/2018	97.35	153
18000407	4024 Crooked Creek		4	2/1	2		Creek Meadows	2016	2,295	\$144.66	\$332,000	\$332,000	\$144.66	06/18/2018	100.00	157
18015703	4015 Lodge Creek		3	2/1	2		Creek Meadows	2018	2,274	\$146.65	\$333,493	\$333,493	\$146.65	08/31/2018	100.00	0
18007260	15639 Long Creek Lane		4	3/-			Creek Meadows	2016	2,277	\$147.08	\$334,900	\$334,900	\$147.08	06/29/2018	100.00	80

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Listings as of 11/05/18 at 8:53 am

Prepared By: Bob Walker

Residential

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP/Spqft	Sold Date	SP%LP	DOM
18014034	4006 High Creek Court	4	3/-		2	Creek Meadows	2018	2,416	\$156.83	\$378,900	\$185,000	\$159.62	10/01/2018	97.88	31
18015689	4109 Carney Creek Court	4	3/-		2	Creek Meadows	2018	2,473	\$153.62	\$379,900	\$185,200	\$156.68	08/08/2018	97.99	33
18012340	15603 Tiger Creek Court	4	4/-		2	Creek Meadows	2018	2,593	\$152.33	\$395,000	\$187,800	\$162.04	07/02/2018	98.89	59
18009372	15710 Timber Creek Lane	4	3/-		2	Creek Meadows	2014	2,773	\$155.79	\$432,000	\$189,000	\$143.62	07/31/2018	96.97	92

# LISTINGS:	32	Medians:	2018	2,136	\$152.72	\$309,400
		Minimums:	2007	1,448	\$116.81	\$219,999
		Maximums:	2018	2,808	\$165.03	\$432,000
		Averages:	2016	2,079	\$148.46	\$306,950

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP/Spqft	Sold Date	SP%LP	DOM
18015683	3905 Yegua Creek Court	3	2/-		2	Creek Meadows	2009	1,159	\$163.07	\$189,000	\$185,000	\$159.62	10/01/2018	97.88	31
18012197	3808 Turkey Meadow Cour	3	2/-		2	Creek Meadows	2009	1,182	\$159.90	\$189,000	\$185,200	\$156.68	08/08/2018	97.99	33
18009222	15517 Baker Meadow Loop	3	2/-		2	Creek Meadows	2009	1,159	\$163.85	\$189,900	\$187,800	\$162.04	07/02/2018	98.89	59
18009126	15411 Baker Meadow Loop	3	2/-		2	Creek Meadows	2011	1,316	\$148.10	\$194,900	\$189,000	\$143.62	07/31/2018	96.97	92
18016026	3704 Stevens Creek Court	3	2/-		2	Creek Meadows	2010	1,215	\$156.38	\$190,000	\$190,000	\$156.38	11/01/2018	100.00	47
18007615	3807 Clear Meadow Creek	3	2/-		2	Creek Meadows	2010	1,235	\$155.47	\$192,000	\$193,000	\$156.28	05/24/2018	100.52	33
18015646	3801 Clear Meadow Creek	3	2/-		2	Creek Meadows	2010	1,265	\$155.65	\$196,900	\$196,900	\$155.65	10/18/2018	100.00	49
18011572	15427 Baker Meadow Loop	3	2/-		2	Creek Meadows	2012	1,248	\$158.65	\$198,000	\$198,000	\$158.65	07/16/2018	100.00	32
18013644	15498 Baker Meadow Loop	3	2/-		2	Creek Meadows	2009	1,313	\$151.56	\$199,000	\$199,000	\$151.56	09/20/2018	100.00	60
18010131	3800 Turkey Meadow Cour	3	2/-		2	Creek Meadows	2009	1,265	\$158.02	\$199,900	\$199,300	\$157.55	07/31/2018	99.70	60
18007571	15462 Baker Meadow	3	2/-		2	Creek Meadows	2015	1,411	\$140.64	\$198,450	\$201,000	\$142.45	06/08/2018	101.28	51
18007460	15530 Creek Meadow	3	2/-		2	Creek Meadows	2008	1,586	\$138.65	\$219,900	\$219,250	\$138.24	07/06/2018	99.70	56
18012089	15493 Baker Meadow	3	2/1		2	Creek Meadows	2010	1,811	\$126.95	\$229,900	\$220,000	\$121.48	09/24/2018	95.69	87
18009501	15461 Baker Meadow Loop	3	2/-		2	Creek Meadows	2015	1,374	\$156.48	\$215,000	\$225,000	\$163.76	06/06/2018	104.65	27
18011666	15440 Baker Meadow Loop	3	2/-		2	Creek Meadows	2014	1,459	\$154.22	\$225,000	\$225,000	\$154.22	07/31/2018	100.00	45
18005169	4222 Cripple Creek Court	3	2/-		2	Creek Meadows	2010	1,550	\$148.32	\$229,900	\$226,500	\$146.13	05/11/2018	98.52	52
18006894	15448 Baker Meadow Loop	3	2/-		2	Creek Meadows	2014	1,463	\$153.73	\$224,900	\$226,800	\$155.02	05/31/2018	100.84	49
18009766	4201 Cedar Creek Court	3	2/-		2	Creek Meadows	2010	1,566	\$146.81	\$229,900	\$228,900	\$146.17	07/11/2018	99.57	55
18013630	15540 N Creek Meadow B	3	2/-		2	Creek Meadows	2009	1,651	\$145.37	\$240,000	\$239,000	\$144.76	08/24/2018	99.58	33
18013696	4212 Quartz Creek Court	4	2/-		2	Creek Meadows	2014	1,753	\$145.41	\$254,900	\$239,000	\$136.34	10/12/2018	93.76	80

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CMA 1 - Line

Listings as of 11/05/18 at 8:53 am

Prepared By: Bob Walker

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency', 'Sold' Status Contractual Search Date is 11/05/2018 to 05/09/2018 Subdivision Code is 'Creek Meadows'

Residential

Active Properties

MLS #	Address	Unit #	Bd	F/H	Bth	GarCap	Subd Code	Yr Bilt	Apx Ht Ar	LP/SqFt	List Price	DOM
18016398	15458 Baker Meadow		3	2/-	2		Creek Meadows	2014	1,448	\$151.93	\$219,999	35
18018001	3805 Turkey Meadow Court		4	2/-	2		Creek Meadows	2009	1,466	\$153.14	\$224,500	4
18018000	15512 Baker Meadow		3	2/-	2		Creek Meadows	2007	1,479	\$152.10	\$224,950	7
18015959	3864 STILL CREEK Loop		3	2/-	2		Creek Meadows	2018	1,486	\$154.64	\$229,800	56
18016436	3880 STILL CREEK Loop		3	2/-	2		Creek Meadows	2018	1,486	\$155.32	\$230,800	35
18014368	3712 Stevens Creek Court		4	2/-	2		Creek Meadows	2011	1,527	\$153.24	\$234,000	79
18016434	3868 STILL CREEK Loop		3	2/-	2		Creek Meadows	2018	1,550	\$154.90	\$240,100	35
18015760	3855 STILL CREEK Loop		3	2/-	2		Creek Meadows	2018	1,657	\$145.75	\$241,500	62
18015761	3857 STILL CREEK Loop		4	2/-	2		Creek Meadows	2018	1,639	\$148.08	\$242,700	62
18004894	4002 High Creek		4	2/-	2		Creek Meadows	2018	1,805	\$149.53	\$269,900	215
18016715	4115 Shallow Creek Loop		3	2/-	2		Creek Meadows	2014	2,178	\$128.56	\$279,999	25
18009654	4203 Carnes Court		4	3/1	2		Creek Meadows	2013	2,291	\$126.54	\$289,900	173
18011632	4006 Running Brook Court		3	2/1	2		Creek Meadows	2014	2,138	\$135.64	\$290,000	143
18013761	4004 High Creek Court		3	2/1	2		Creek Meadows	2018	1,938	\$152.17	\$294,900	97
18013677	4013 High Creek Court		4	2/-	2		Creek Meadows	2018	1,995	\$153.33	\$305,900	100
18012191	4105 Shallow Creek Loop		4	3/-	2		Creek Meadows	2013	2,136	\$144.62	\$308,900	112
18014106	4011 Lodge Creek		3	2/-	2		Creek Meadows	2018	2,024	\$153.11	\$309,900	79
18013937	4107 Cripple Creek Court		4	2/1	2		Creek Meadows	2010	2,526	\$126.64	\$319,900	87
18015970	4010 High Creek Court		3	2/-	2		Creek Meadows	2018	2,062	\$155.15	\$319,920	56
18015571	4066 Crooked Creek Lane		3	2/-	2		Creek Meadows	2018	2,097	\$154.98	\$325,000	70
18013956	4116 Cripple Creek Court		4	2/1	2		Creek Meadows	2008	2,808	\$116.81	\$328,000	95
18014091	15654 Long Creek Lane		3	2/1	2		Creek Meadows	2018	2,194	\$156.75	\$343,900	84
18016595	15634 Shady Brook Lane		4	3/-	2		Creek Meadows	2015	2,136	\$165.03	\$352,500	24
18013770	4015 High Creek Court		4	3/-	2		Creek Meadows	2018	2,259	\$157.59	\$355,000	98
18009287	15746 Timber Creek Lane		4	3/-	2		Creek Meadows	2015	2,610	\$137.89	\$359,900	187
18016770	4003 Crooked Creek		4	4/-	2		Creek Meadows	2017	2,536	\$141.96	\$359,999	21
18015552	15660 Long Creek Lane		4	3/-	2		Creek Meadows	2018	2,524	\$145.00	\$365,980	70
18014053	4008 High Creek Court		4	2/-	2		Creek Meadows	2018	2,272	\$161.86	\$367,750	91

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/27/2018

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 Anco Insurance B/CS P. O. Box 3889 Bryan, TX 77805 Adrian G. McDonald, Jr.		979-776-2626 CONTACT NAME: Adrian G. McDonald, Jr. PHONE (A/C, No, Ext): 979-776-2626 FAX (A/C, No): 979-774-5372 E-MAIL ADDRESS: ADDRESS:
INSURED Creek Meadows Owners Assoc Toni Myers 903 South TX Ave College Station, TX 77840		INSURER(S) AFFORDING COVERAGE INSURER A: Great American Insurance Co. NAIC # 16691 INSURER B: Western World Insurance Co. INSURER C: Continental Casualty Co. 20443 INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER: 2**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED 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	ADDL INSP	SUBR WVP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
B	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			NPP8454054	01/10/2018	01/10/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
C	X D&O Liability 1,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: X POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			618769120	01/10/2018	01/10/2019	MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPI/OP AGG \$ included
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/>						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) <input type="checkbox"/> If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N N/A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Property Coverage			MAC4091984-03	01/10/2018	01/10/2019	comm area \$ 965,500

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

CERTIFICATE HOLDER **CANCELLATION**

BVP Management Toni Myers 903 South TX Ave College Station, TX 77840	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
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