

*Plainsman Townhomes
Homeowners Association
2019 Annual Meeting*



*Saturday January 31st 2018 1:00 pm
BVP Management Office.*

**903 S Texas Ave CS TX *www.e21beshoa.com * 979-764-2500*

Plainsman Association



Century 21, Beal Inc.
Brazos Valley Property Management
903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

The Plainsman Association requests your attendance at the 2019 annual meeting to be held at the **BVP Management office located at 903 S Texas Ave College Station TX 77840** on **January 26th 2019 at 1:00pm.**

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by 5:00pm January 25th 2019. You can mail the completed proxy (below) to BVP Management Inc., 903 Texas Ave. S., College Station, Texas 77840, ATTN: Toni Myers, email to c21hoa@century21bcs.com or fax it to (979) 764-0508.

Agenda

1. Roll Call
2. Proof of meeting announcement
3. Approval of previous annual meeting minutes
4. Financial Reports
 - a. 2018 Financial Reports
 - b. 2019 Budget
 - c. Delinquent Report
5. Sales Report
6. Maintenance issues
7. Election or Reinstatement of Officers and Board
8. Old Business
9. New Business
10. Adjournment

2019 Annual Meeting Proxy Statement

Know All by these Present: That I;

Do hereby appoint:

Erin Bostic Sandy Boriski JoAnn Johnson BVP Management

Or _____ as agent for me, and in my name and stead to vote as my Proxy at the 2019 annual meeting of the Plainsman Association 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 only to the February 2nd 2019 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

This proxy must be received by 5:00 pm January 25th 2019.

Plainsman Condo Association
Minutes- Annual Meeting
January 27, 2018
1:16pm

The annual meeting of the Plainsman Condo Association was held at 3814 Plainsman Lane in Bryan, Brazos County, Texas. The following members were in attendance:

Sandy Boriski
Kristen Harrell
Sandie Light and Mary Frances McHam
Harshal Dekate
Elizabeth Elvin
Terry and Brenda Rowan
Ben and Charlotte Medina
JoAnn Johnson
Jeremy Beckmann and Erin Bostic

The quorum of seven homeowners was met with nine in attendance.

The first matter of business was roll call.

The next matter of business was proof of notice of the waiver and that it was mailed/e-mailed out and received by everyone at least 30 days prior to the meeting.

Our next order of business was the Election of Directors for 2018. As Sandie Light will be moving soon the position of Vice President was the left vacant. JoAnn Johnson generously offered to take her place. The motion was then made to accept the new slate. First by Charlotte Medina and was seconded by Sandie Light. The motion for a new Bosrd of Directors passed and stands as follows:

President: Erin Bostic

Vice President: JoAnn Johnson
Secretary/Treasurer: Sandy Boriski

The next information was the reading of the minutes from our 2017 annual meeting. They are listed below:

- Insurance
- Budget
- Rotary Flags, done on our own now
- United Roofing, new roof to be expected/necessary soon
- Concrete Repairs-done for now
- Management Company taking over
- Pest control changes possible
- HOA dues increase could come soon

The reading of the minutes was accepted with a first motion made by Sandy Boriski and the second motion made by JoAnn Johnson

This is the stage of our meeting where the NEW BUSINESS portion would come into play and since some important matters were discussed and voted on they need to be shared now rather than at our next meeting.

- 1) Just a reminder that pest control will be here in February, however they will now only be treating the exterior of the property NOT inside each unit. That is now each individual homeowners responsibility. You as a homeowner can decide if/when and who you would like to use as your provider. Just as a reference, Jason with ABC who currently treats our property has agreed to treat our interiors for \$40 per quarter and place two bait boxes around your unit if you continue to use him as your provider. If this is your choice you need to contact him at 979-255-2026, give him your name and let him know you live in the Plainsman Condos. He will need your billing address. MAKE NOTE: This interior treatment bill is yours to pay NOT the condos.
- 2) The second, final and really most important piece of information

that we as an association went over was our budget. With it now broken down very plainly we were all able to see and understand just how much money we don't have. After all the HOA dues come in and then the bills go out we all got a wake up call on just how much there wasn't left. Nothing for repairs of any kind much less an emergency should anything happen. After we all talked a while about the fact that a dues increase was inevitable and would probably be necessary sooner than later an agreement was made. We should raise the debate now and not call a special meeting in a few months. As a group we unanimously agreed on a new monthly HOA dues rate of \$180.00. This new amount will go into effect March 1, 2018. The first motion to accept was made by JoAnn Johnson and seconded by Erin Bostic

The annual meeting for 2018 the came to a close at 1:54pm with a motion made by JoAnn Johnson and seconded by Sandie Light.

Cash Flow

BVP Management, Inc.

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Date Range: 01/01/2018 to 12/31/2018

Accounting Basis: Cash

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Insurance Reimbursement	13,573.30	34.83	13,573.30	34.83
Homeowners Association Dues	25,400.00	65.17	25,400.00	65.17
Total Operating Income	38,973.30	100.00	38,973.30	100.00
Expense				
Bank Fees/Office Expenses	20.00	0.05	20.00	0.05
General Maintenance	271.40	0.70	271.40	0.70
Insurance	8,632.16	22.15	8,632.16	22.15
Transfer to Reserves	2,400.00	6.16	2,400.00	6.16
Lawn/Property Maintenance	3,885.73	9.97	3,885.73	9.97
Management Fee	3,000.00	7.70	3,000.00	7.70
Pest Control	654.38	1.68	654.38	1.68
Porter Service	80.00	0.21	80.00	0.21
Professional Fees	230.00	0.59	230.00	0.59
Roofing Expense	315.78	0.81	315.78	0.81
Utilities	8,725.32	22.39	8,725.32	22.39
Total Operating Expense	28,214.77	72.40	28,214.77	72.40
NOI - Net Operating Income	10,758.53	27.60	10,758.53	27.60
Total Income	38,973.30	100.00	38,973.30	100.00
Total Expense	28,214.77	72.40	28,214.77	72.40
Net Income	10,758.53	27.60	10,758.53	27.60
Other Items				
Prepayments	735.00		735.00	
Net Other Items	735.00		735.00	
Cash Flow	11,493.53		11,493.53	
Beginning Cash	4,673.33		4,673.33	
Beginning Cash + Cash Flow	16,166.86		16,166.86	
Actual Ending Cash	16,166.86		16,166.86	

Expense Distribution

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2018 to 12/31/2018

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6455 - General Maintenance											
1317	01/05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Robert Walker	2200	30.00	0.00	518	01/08/2018	winterize/ wrap irrigation riser
9307	05/21/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Clean Up Crew	2200	241.40	0.00	541	05/21/2018	3808/ Replaced gutter downspout
							271.40	0.00			
6470 - Insurance											
1.4.2018	01/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Dexter and Company of Central Texas	2200	2,156.85	0.00	516	01/08/2018	Down Payment for Insurance 2018
1073-1287317-02/2018	06/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.67	0.00	520	02/06/2018	Monthly Insurance
1073-1287317-03/2018	02/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.67	0.00	525	03/06/2018	Monthly Insurance
1073-1287317-04/2018	04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.67	0.00	529	04/05/2018	Monthly Insurance
1073-1287317-05/2018	02/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.67	0.00	538	05/04/2018	Monthly Insurance
69938898	05/24/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	CNA Surety	2200	124.00	0.00	542	05/24/2018	TX Commerical Blanket
1073-1287317-06/2018	05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.67	0.00	545	06/06/2018	Monthly Insurance
1073-1287317-07/2018	03/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.67	0.00	551	07/05/2018	Monthly Insurance
1073-1287317-07/2018	09/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.67	0.00	553	07/09/2018	Monthly Insurance
1073-1287317-09/2018	05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.95	0.00	561	09/07/2018	Monthly Insurance
1073-1287317-20/2018	04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	AFS/IBEX A Division of MetaBank	2200	705.67	0.00	565	10/05/2018	Monthly Insurance
							8,632.16	0.00			
6471 - Transfer to Reserves											
reserve account	04/17/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	800.00	0.00	532	04/17/2018	Deposit funds into reserve account January - April

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	05/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	200.00	0.00	537	05/01/2018	May 2018 - Reserve Account
	06/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	200.00	0.00	544	06/05/2018	June 2018 - Reserve Account
	07/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	200.00	0.00	550	07/02/2018	July 2018 - Reserve Account
	08/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	200.00	0.00	554	08/02/2018	August 2018 - Reserve Account
	09/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	200.00	0.00	560	09/04/2018	September 2018 - Reserve Account
	10/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	200.00	0.00	564	10/01/2018	October 2018 - Reserve Account
	11/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	200.00	0.00	570	11/02/2018	November 2018 - Reserve Account
	12/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Plainsman Condo Association	2200	200.00	0.00	576	12/03/2018	December 2018 - Reserve Account
							2,400.00	0.00			

6475 - Lawn/Property Maintenance

2017-636	01/05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	517	01/08/2018	monthly lawn care december
2018-16	02/08/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	522, 522, 533	02/08/2018, 02/08/2018, 02/08/2018	Monthly Lawn Maintenance
2018-16	03/02/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	527	03/06/2018	Monthly Lawn Maintenance
2018-98	04/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	531	04/05/2018	Monthly Lawn Maintenance
2018-98	04/19/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	534	04/19/2018	Monthly Lawn Maintenance
2018-166	04/27/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	535	04/27/2018	Monthly Lawn Maintenance
2018-311	07/03/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	552	07/05/2018	Monthly Lawn Maintenance
2018-383	08/03/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	557	08/06/2018	Monthly Lawn Maintenance
2018-509	10/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	567	10/05/2018	September lawn service

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2018-444	10/14/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	539.09	0.00	568	10/15/2018	Monthly Lawn Service and irrigation repair
2018-577	11/06/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	573	11/06/2018	monthly lawn care
2018-635	12/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Lemmond Lawn Care	2200	304.24	0.00	578	12/05/2018	Monthly Lawn Maintenance
							3,885.73	0.00			

6540 - Management Fee

01/02/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	513	01/02/2018	Management Fee for 01/2018		
02/02/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	519	02/05/2018	Management Fee for 02/2018		
03/01/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	524	03/01/2018	Management Fee for 03/2018		
04/04/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	528	04/04/2018	Management Fee for 04/2018		
05/01/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	536	05/01/2018	Management Fee for 05/2018		
06/05/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	543	06/05/2018	Management Fee for 06/2018		
07/02/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	549	07/02/2018	Management Fee for 07/2018		
08/02/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	555	08/02/2018	Management Fee for 08/2018		
09/04/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	559	09/04/2018	Management Fee for 09/2018		
10/01/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	563	10/01/2018	Management Fee for 10/2018		
11/02/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	569	11/02/2018	Management Fee for 11/2018		
12/03/2018	Plainsman Condos	Plainsman Lane Bryan, TX 77802	BVP Management, Inc.	2200	250.00	0.00	575	12/03/2018	Management Fee for 12/2018		
							3,000.00	0.00			

6695 - Pest Control

26936694-1	01/05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	ABC Home & Commerical Svcs.	2200	283.89	0.00	514	01/08/2018	monthly pest control
6956386-2	06/21/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	ABC Home & Commerical Svcs.	2200	283.89	0.00	547	06/21/2018	pest (quarterly)

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
19129	11/05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Joe Loudat DBA/	2200	86.60	0.00	572	11/06/2018	WASPS ground nesting yellow jackets
							654.38	0.00			
6701 - Porter Service											
1408	05/01/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Robert Walker	2200	50.00	0.00	540	05/04/2018	Bulk Pick up
1585	12/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Robert Walker	2200	30.00	0.00	579	12/05/2018	Bulk Pick up
							80.00	0.00			
6705 - Professional Fees											
195600	08/22/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	230.00	0.00	558	08/22/2018	Federal income tax 2017
6750 - Roofing Expense											
9194	02/13/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Clean Up Crew	2200	75.78	0.00	523	02/13/2018	3812 - repaired roof leak, flat roof-resealed around hood vent
273843	11/06/2018	Plainsman Condos	3806	Plainsman Lane Bryan, TX 77802	United Roofing & Sheetmetal, Inc.	2200	240.00	0.00	574	11/06/2018	fix temporary leaks
							315.78	0.00			
6810 - Utilities											
2059199	01/05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	673.19	0.00	515	01/08/2018	Water, security light
2059199	02/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	683.08	0.00	521	02/06/2018	utilities
2059199	03/02/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	649.36	0.00	526	03/06/2018	utilities
2059199	04/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	628.20	0.00	530	04/05/2018	utilities
2059199	05/03/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	633.76	0.00	539	05/04/2018	utilities
2059199	06/05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	637.47	0.00	546	06/06/2018	utilities
2059199	06/28/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	714.86	0.00	548	06/28/2018	utilities
2059199	08/03/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	851.24	0.00	556	08/06/2018	utilities

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2059199	09/05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	961.86	0.00	562	09/07/2018	utilities
2059199	10/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	828.99	0.00	566	10/05/2018	utilities
2059199	11/05/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	766.57	0.00	571	11/06/2018	utilities
2059199	12/04/2018	Plainsman Condos		Plainsman Lane Bryan, TX 77802	Bryan Texas Utilities	2200	696.74	0.00	577	12/05/2018	Utilities
							8,725.32	0.00			
Total							28,194.77	0.00			

Homeowner Delinquency

Properties: Plainsman Condos - Plainsman Lane Bryan, TX 77802

Amount Owed In Account: All

Balance: Greater than 0.00

Unit	Name	Amount Receivable
------	------	-------------------

No data to display

Total		0.00
--------------	--	-------------



PROSPERITY BANK®

Visit us online at ProsperityBankUSA.com

Statement Date

12/31/2018

7240 1 AV 0.378

Account No

PLAINSMAN CONDOMINIUMS

Page 1 of 4

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228



1

STATEMENT SUMMARY		TX Small Business Check Account No	
12/01/2018	Beginning Balance		\$4,610.51
	1 Deposits/Other Credits	+	\$200.00
	0 Checks/Other Debits	-	\$0.00
12/31/2018	Ending Balance	31 Days in Statement Period	\$4,810.51
	Total Enclosures		2

DEPOSITS/OTHER CREDITS

Date	Description	Amount
12/05/2018	Deposit	\$200.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
12-01	\$4,610.51	12-05	\$4,810.51

9001



102271 : 00724001



PLAINSMAN ASSOCIATION 2019 Budget

	2018 Budget	2018 Actual	2019 Budget
Income:			
HOA DUES:	23760	26135	25920
LATE FEES/VIOLATIONS			
Insurance reimbursement	8177.4	13573.3	8111.35
Total Income:	31937.4	39708.3	34031.35
Expenses:			
Insurance	8177.4	8632.16	8111.35
General Maintenance	2900	351.4	1000
Legal/Professional Fees	150	230	250
Management Fees	3000	3000	3000 *
Lawn Maintenance	3650.88	3885.73	4000 *
Pest Control	650	654.38	675
Plumbing	0	0	0
Roofing Repairs	0	315.78	0
Utilities	10950	8725.32	9500 *
Special Projects	0	0	0
Transfer to Reserves	2376	2400	3600 *
Office Expense		20	0
Total Expenses:	31854.28	28214.77	30136.35 139.58 per unit
Total Difference:		11493.53	3895
Operating Bank Balance as of 12/31/2018		16,166.66	
Reserve Bank Account Balance as of 12/31/2018		4810.51	



BVP Management Inc.
903 S. Texas Avenue College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

January 9th, 2019

Plainsman Home Owners:

The insurance has been renewed for 2019. The total premium for the year is \$7,987.35. The amount for each Home Owner is \$665.61. This amount will be added to your accounts with your monthly dues. The HOA allows the insurance to be paid in several different ways which are listed below. Please let us know if you have any questions or concerns.

PAYMENT OPTIONS

Onetime payment: \$665.61

Two payments: 1. \$332.81 2. \$332.80

Three payments: \$221.87

11 Monthly payments: \$60.51

1st Insurance payment is due no later than February 10th to avoid late fees.

Toni Myers

HOA Coordinator

BVP Management Inc.

903 S. Texas Ave

College Station TX 77840

979-764-2500 ext. 158

C21hoa@century21bcs.com

BVP Management Inc.
903 S. Texas Avenue College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508