

WOOD BROOK HOMEOWNERS ASSOCIATION

GENERAL HOMEOWNERS ASSOCIATION ANNUAL MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Tuesday, January 28, 2020

Attendees:

Lacey Warren, President

Vince Marino, Vice President

Jennifer Stroh, Secretary

K.I. Selinidis, Member at Large

Carrie Siatunuu, Treasurer

Terry Thigpin, Beal Properties General Manager

Toni Myers, Beal Properties HOA Director

Stacie Bone, Beal Properties HOA Assistant

***As we did not have a quorum for this meeting, this is an informational meeting only. ***

Meeting Called to order at 6:12 p.m.

Lacey turned the meeting over to Toni Myers.

Introductions of Beal Properties employees, HOA board members, and attendees.

Toni Myers spoke to attendees next:

Attendees were given the packet with all minutes from 2019 meetings and this meeting will give an overview of 2019 as well as what we have planned for 2020.

It was noted that all information is also available on website at any time.

Community Enhancement officer arrived at this point:

Officer Snell talked in general about crime, what to look for, and preventative measures residents can take to protect themselves. Officer Snell's points included:

- College Station is no longer a small sleepy town. Lots of crime has moved in. Criminals know that college kids have nice things.
- Look out for each other! Department only has 150 pairs of eyes. They need our help. Be observant.

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- If something doesn't look right, trust your instincts and report it.
- Lock your cars. Lock your houses.
- Take, Lock, Hide!!
- Burglars don't really smash windows anymore. They just look for unlocked cars.
- Crime at Woodbrook is no better or worse than anywhere else. Mostly burglaries.
- Several criminal crews running between here, Waco, Dallas, all going around stealing wheels and tires.
- Carrie talked about the College Station Citizen's Police Academy and how great it is. A good opportunity to learn about what our police force does for us.
- Don't let your car warm up, running, with nobody in it.
- Have situational awareness. Avoid earbuds, make sure that you are aware of your situation and watching and being cautious.

After Officer Snell finished, Toni resumed the meeting.

A resident asked about security patrols. Toni explained that they weren't effective and we discontinued the service.

Officer Snell recommended cameras at the entrances and exits to catch license plates. He said that this is a very effective way to catch criminals after the fact. Most crimes occur when the police are NOT there. It's the afterwards when the police catch the criminals.

Cash Flow 2019: Toni reviewed cash flow for 2019 and pointed out in the packet where residents can review this information.

Pages 19 - 23 Expense Distribution: Shows every single check for every single expenditure of the board in 2019.

Page 24 Delinquency: Only one homeowner out of 96 is delinquent. Informed attendees that this owner is deceased and that we expect payment this year as the estate is settled.

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Budget: Toni reviewed the budget with the attendees.

Electrical Repairs:	\$8,000.00
General Maintenance:	\$20,300.00
Insurance:	\$45,000.00
Legal Fees:	\$1,500.00
Lawn/Property Maintenance:	\$22,000.00
Management Fees:	\$13,000.00
Parking Lot:	\$10,000.00
Pest Control:	\$2,000.00
Porter Service:	\$5,500.00
Pool Expense:	\$5,000.00
Professional Fees:	\$500.00
Telephone Service:	\$700.00
Utilities:	\$22,500.00
Contingency and Reserves:	\$19,048.00
TOTAL EXPENSES:	\$175,098.00

Discussion on budget items:

Property Improvements will include lighting and pot hole repairs. Toni stressed the importance of proper dumping and disposal of large items. She also said for residents to report if they see anyone doing this.

Toni told the attendees that we are looking into getting a new pool phone supplied by Three Kings (wireless).

Resident inquired about cameras to catch dumpster violators. Carrie explained that the cost of doing such a project was prohibitive for our complex. One problem is that we don't have an office where we can set up the router and other equipment required to house the necessary equipment.

Owner asked about which dumpster had worst violators. It was noted that dumping is done equally at all dumpsters.

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It was noted that a video camera on the dumpsters really would do no good because you'd then have to identify who it was who was doing the dumping and there is no easy or practical way of doing that.

Toni reviewed the balances in each bank account. The reserve account has a current balance of \$67,310.30 and the insurance account has a current balance of \$40,252.24

Woodbrook real estate CMA - Carrie Siatunuu:

Page 28 in packet. Units (with the exception of one) stay on the market under 70 days. In 2018, Woodbrook average sales price was \$130 - \$135 K per unit and average days on market was about 60. In 2019, average sold price was just a bit lower. Market seems to be picking up again just a little. Our competition is brand new builds. The units in Woodbrook that are nicely upgraded will sell. Units with no upgrades or bad upgrades will sit on the market.

2020 projects (Toni):

- Lighting
- Pot Hole repair
- Pool decking
- Cabana repairs
- Pool furniture
- Bulletin board repairs/spruce up
- Building and gate numbers already installed

Resident requested a campus map be put on the bulletin boards.

Resident asked about mail box keys and how to obtain extra keys. Toni clarified that the HOA owns the boxes themselves, but the unit owners own the locks and keys. The post office owns nothing. Lost keys are the responsibility of the owner. A locksmith can come make duplicate keys if needed, but it is the responsibility of the owner to do so.

Regarding the greenhouse window boxes over the sink areas - many are leaking. Toni says that the window is the owner's responsibility but the frame is the HOA's responsibility.

Carrie said those greenhouse windows have gone past their lifespan. It was also clarified that the owners may replace the window with HOA approval and that the main concern was the color of the trim. Just send an email to the HOA for approval.

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Re-election of Carrie Sianutuu as treasurer. Since there was no quorum at this meeting, the board had authority to reinstate Carrie to another term as treasurer. Carrie Sianutuu was enthusiastically asked to stay on as treasurer and agreed to do so. Vince Marino moved to reinstate Carrie Sianutuu and Jennifer Stroh seconded. Motion passed.

Resident voiced desire for nicer and more pool furniture and making the pool area more inviting so residents can use and enjoy the area.

We are looking at another trash can for the pool area.

Next year's meeting will be on January 26, 2021 at 6:00 p.m.

KI noted that anyone is welcome to attend any directors meeting throughout the year.

Meeting ended at 7:14 p.m.