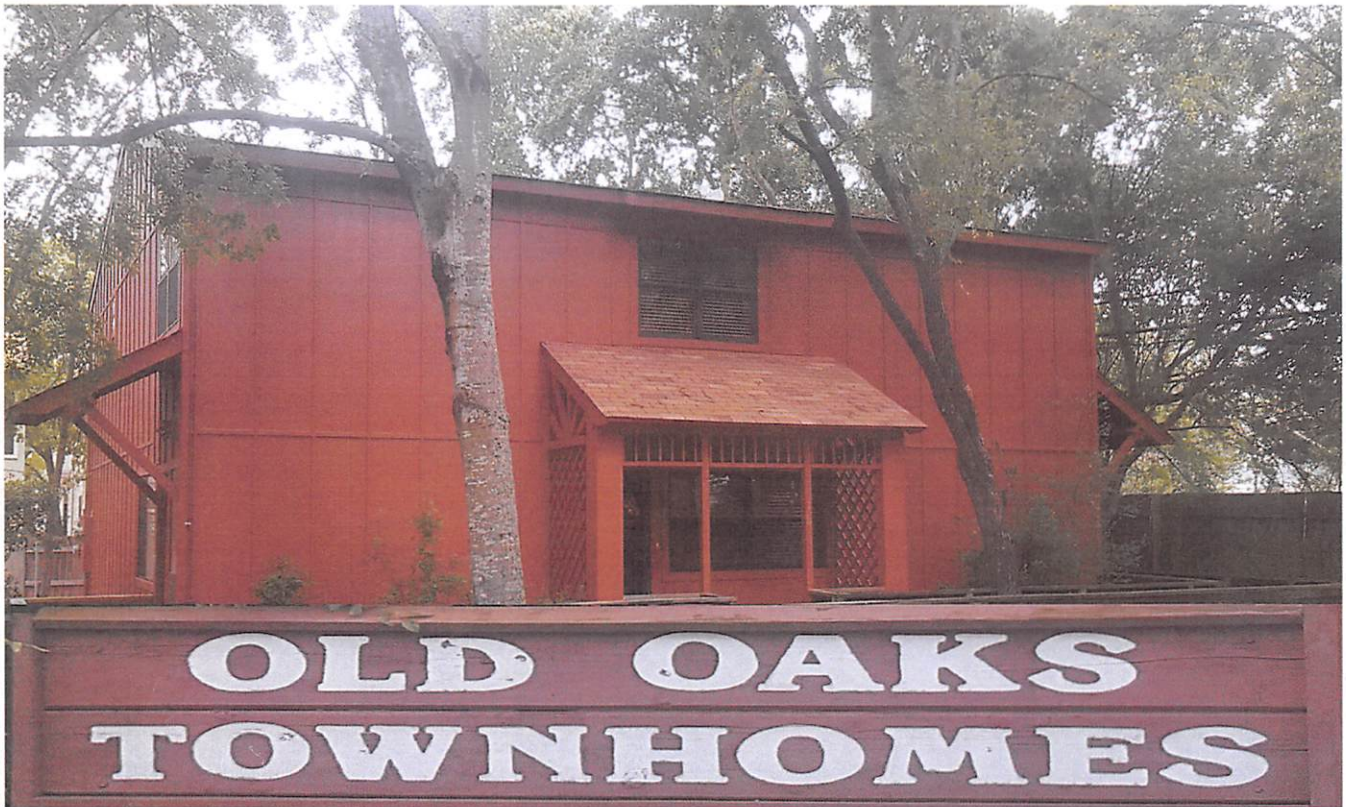


*Old Oaks Townhomes
Homeowners Association, Inc.
2020 Annual HOA Meeting*



Wednesday February 19, 2020

6:00 pm @ Beal Properties

*Beal Properties * www.bealbishoa.com * 979-764-2500*



Beal Properties Inc.

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

The Old Oaks Condominium Owners Association is requesting your attendance at the **2020 Annual Meeting** to be held in the Lobby at Beal Properties, Inc. located at 903 S. Texas Avenue, College Station, Texas 77840 on **Wednesday, February 19th, 2020 at 6pm.**

If you cannot be there and would like have your vote counted should there be a quorum, sign the attached proxy and return by **5:00 pm, February 19th, 2020.** You can mail it to Beal Properties, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, or fax it to (979) 764-0508 or email to hoa@bealbcs.com

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of 2019 Annual Meeting.
4. President's 2019 Report.
5. 2019 Financials review, Delinquent HOA Dues Report, 2020 Budget, Sales Report
6. Old Business
7. Election or Reinstatement of Current Board Members
8. New business.
9. Adjournment

2020 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint: _____
or (circle one)

Karen Quattlebaum Helen Parson Helen Menn Elizabeth Greig
Joann Bouse Kathleen Haddick Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2020 Annual Meeting of the Old Oaks Condominiums 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 only to the February 19th, 2020 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Current Phone Number

1

Minutes of Old Oaks Homeowner's Association Annual Meeting: April 9, 2019

The annual meeting of the Old Oaks Condominium Owners Association was held at Century 21 Beal, Inc, 903 Texas Ave, College Station, TX. The meeting was called to order by Matt Solom at 6:10 p.m. The following were those present for the meeting or signed a proxy:

Present for the Meeting (11)

#01 Mary Bock
#03 Helen Menn
#07 Matt Solom (President)
#11 Melba Ripple
#14 Jeanne Mitchell
#15 Dale Jennings
#20 Karen Quattlebaum (Vice President)
#22 Elizabeth Grieg
#25 Kathleen Shudell
#29 Jolene Odell
#32 Royce Watson

Proxy (2)

#2 Karla Robinson
#28 Joann Bouse

Toni Myers, Terry Thigpin & Becky with Century 21 were also present for the meeting.

- A Quorum was present due to the new HOA laws, so the Board was able to have the Annual Meeting. The previous Annual Meeting Minutes were read & accepted. Matt began with a brief overview of events since the last Annual Meeting:

- An overview for the last year – we had new roofs installed after the hail storm by Grandchamps Roofing & they did a fabulous job. The new roofs were fully covered by insurance. We changed insurance companies as the rates with Farmers went up significantly. - Board members along with volunteers from the Big Event participated in a cleanup around the complex. Brush was trimmed back as they painted the fire lane around the front of the parking lot. Thanks to all workers and organizers of the Big Event for all their service. We are looking at improvements in other areas – landscaping near our entry/signage on Old Oaks. We are still really concerned about the erosion behind units #1/#2. While we fixed one area – the erosion moved further down & is continuing. We are considering putting gutters on 1-10 to divert the water. Wooden walkways – we need to work on replacing them. Not all at once, but in sections. We have a map in the complex bulletin board in front of #19 to help deliveries & 1st responders to have an idea of where to go.

- We are steadily increasing our reserves (sinking fund). Currently the balance is \$19,753.93/ the operating account has \$104,655.58 – which includes 81,808. Insurance payment.

- Only 2 owners are delinquent – but making payments.

- The budget for 2019 was looked at & approved. It was noted that maintenance has dropped in ½ due to the new roofs & siding.

- Terry mentioned metal strips he saw in the walkways at Monet's house in France – maybe something to apply to our walkways to help make the walkways less slippery when wet.
 - only one unit currently on the market. The range of prices from sold units are \$71,000 to \$109,000. A wide range – but one of the unit's on the market is one of the 4 units rebuilt from the fire.
 - We got bids for putting gutters on 1-10 to help with erosion (in the neighborhood of \$1,000 - \$2,000). We are now looking into to also putting the gutter downspout underground to direct the water directly into the creek – never touching the ground.
 - if replacing the walkways – is the infrastructure good so we can just replace the walkway – or will that need replacing as well? The material we want to use is Trex (non-wood).
 - it was suggested we get some ground cover plants & maybe a crepe myrtle over by the front of the complex. It was decided to try & get 2 crepe myrtles.
 - Jolene (#29) brought up the issue of the electric conduit on the ground around her unit/building (29-32). Terry & Toni will get an electrician out to fix it.
 - Kathleen brought up the inequalities in the property taxes.
 - Board elections – nominated Helen Menn (#03) and Kathleen Shudell (25) & they were voted onto the Board. Kathleen was elected Secretary, Karen was elected President.
- Mike Beal has sold the sales part of C21 (the University Drive location). But since he no longer is C21 – the name is now Beal Properties – BVP Management doing business as Beal Management.

Meeting Adjourned: 7:10 p.m.

Minutes prepared by Karen Quattlebaum

OLD OAKS CONDOMINIUM OWNERS ASSOCIATION
Board Meeting
March 6, 2019

The meeting was called to order by Matt Solom at 6:10pm. President Matt Solom and Secretary Karen Quattlebaum. Toni Myers, Becky (Toni's assistant) & Terry Thigpen were in attendance for Century 21/BVPM.

Agenda Items:

- A. **Reading of previous meeting minutes** – Minutes were not available. Will be done & approved at a later date.
- B. **Financials** – \$19,750.00. in the Reserve account ~\$14,000. Operating accounting balance is \$17,995.69. Only 3 people delinquent and only 1 person past due on monthly dues.
- C. **Big Event** – we're having a crew of approximately 8 students to come out & do work on the complex. They are going to work on clearing brush by the dumpster & 29-32 unit area, re-do the red/white area (no parking/fire lane areas). *list of supplies to Toni ASAP*
- D. **Annual Meeting** – April 11, 2019 6pm.
- E. **Front entrance of complex** – Terry wants to clean up around the sign at the front of the complex. We'll have the BE work on that area. Then we'll work on getting some flowering bushes (that don't require watering). Maybe a crepe myrtle.
- F. **No gutters** – Terry thinks we should put gutters with popup drains out to the creek on units 1-10 to help with the drainage; Matt is still very concerned with the erosion behind 3-4.
- G. **Complex** – 4, 19 & 21 need to have their units & area cleaned up. There is significant debris, junk, etc.
- H. **Super Sidings** – will be in town 3/18 & need to finish trimming out Matt's (#7) back windows; also the house wrap was not completely finished in the attic. Toni will let them know of the issues that need to be addressed;
- I. **Erosion/Sinkhole** – Terry gave us an update on Oakwood's erosion issue, they're doing the work – it has taken longer than expected due to the excessive rain in the fall/winter & early spring. He also talked about the erosion behind units 3-4, the justification for gutters to move the water to the creek. Also he wants us to work on getting decks cleared off.
- J. **On message/bulletin board** – add '3923' and 'Old Oaks' on the sides of the board.

Meeting adjourned at 7:05 pm

Minutes prepared by Karen Quattlebaum

Old Oaks Condominium Owners Association
Board Meeting Summary Notes
July 18, 2019
commenced at 5:55 pm.

Attended by: Karen Quattlebaum (President), Kathleen Shudell (Secretary), Helen Menn (Board Member), Toni Myers (BVPM)

Reviewed

- A. Reading of previous Annual meeting agenda (from April 11, 2019)
- B. Financials – reviewed and accepted. Special note was made of our new reserve account reaching \$22,547.53

Discussed

1. Bids for Gutters was requested for #1-10 in order to alleviate drainage issues and prevent further erosion at the creek. Screens on the gutters were also requested to prevent leaves and other debris from entering them.
2. Cleanliness letter – Issues still exist in regard to garbage around units 4, 19 and 21. In response Toni Meyers will send a general letter via email, mail, and attached to homes, describing a “clean up day.” Two weeks after letters are delivered, any material not on porches and in the common area will be thrown out by BVPM. This letter will also contain information as to where the appropriate place is to throw out heavy trash – namely – between the Oak tree next to the dumpster and the Crape Myrtle Trees across from the mail boxes. It is NOT ok to throw out heavy trash near the dumpster. (1 specific letter will be sent to # 21 to address their cars and storage issues around their unit.)
3. Super Sidings – Is back in town for awhile, and Matt Solom was informed vial email. It is hoped that he will make contact with them in regard to finishing trimming his back window (#7) and his house wrap in the attic area.
4. Maintenance of boardwalks – Toni Meyers told us that the pylons that Matt Solom had indicated needed replacing were replaced. Additional boardwalks needed repair, namely on the ramp going to #18, and outside of unit #22 in the common area.
5. Yard Maintenance or improvement – Terry Thigpen still considering placing Crape Myrtles by sign and low flowering plants near OLD OAKS TOWNHOMES.
6. BTU Power Lines in parking lot and behind #21 - #28 need attention. Toni Myers indicated that they had called BTU and asked us for additional support and for us to call BTU. Kathleen Shudell said she would call BTU and attempt to get additional tree trimming behind units #21-28, for trees on the Briar Oaks property in order to prevent any other arcing event. Kathleen will also call BTU and report on the vines growing on the power lines in the parking lot. Other board member are encouraged to call 821-5700 and request customer service or email BTU for service on these 2 areas.
7. Next meeting not set – but three months from now would be around mid-October, until further notice we will use email for any issue that needs board approval. Meeting concluded at 7:05 pm.

Old Oaks Condominium Owners Association
Board Meeting Summary of Notes
October 23, 2019
5:45 – 7:00 pm

Attended by: Karen Quattlebaum (President), Kathleen Shudell (Secretary), Helen Menn (Board Member), Joann Bouse (Board Member), Matthew Solom (Board Member), Toni Myers (Beal), Stacy (Beal)

New information about Beal from Toni Myers.

- Terry Thigpin will be the new owner as of January 1, 2020. Beal Properties will keep its same name and management team and services and contract.
- Stacy is the new assistant to Toni Myers and will work with HOA.
- New employee of Beal will inspect property twice a month in order to look for any potential violations or concerns.

Approved old minutes of July 18, 2019, Board Meeting.

Review Financial Report year to date

- We have received \$69,258.06 in dues as of 10/23/19
- We have \$22,849.38 in cash as of 10/23/19
- We have \$23,941.33 in the reserve account as of 9/30/19
- Noted only 2 delinquent accounts; they are making payments.

Review Tree Trimming experience

Mr. Royce Watson, owner of unit #32, requested tree trimming be done around his building (containing units 29-32). Toni approved trimming and relayed information to Jorge, and it was misunderstood to mean the entire complex. Initial bill of 1,800 was rejected by Toni, and she even stated she would not accept a bill of \$1,000. She will send us a copy of a newly revised bill/bid when she receives it. This was a case of a misunderstanding by the contractor as to the scope of the project.

Review of Letter to owners in regard to cleaning up complex

- New letter will be sent.
- New letter will be attached to residents' doors.
- New letter will quote by-laws to address issues of concern in regard to keeping Limited Common Elements clean and tidy. Limited Common Elements include back porches and flower beds.
- New letter will explain that General Common Elements (boardwalks/sidewalks and grassy areas) are to be clear of personal effects.
- New letter will explain that placing garbage bags outside the front door is not acceptable.
- New letter will address the city ordinance that all dogs are to remain on leashes at all times.
- New letter will ask residents to take dogs to dog area in the vicinity of the dumpster and to pick up after their dogs.

Gutter bids for units of #1-10

- Toni said she has not received a bid yet for the gutters to be installed on this building. (We are hoping this will help mitigate erosion.) She will forward the bid (via email) when she receives it.

New Business

Phone Call to owner of # 27

- Informing owner that the Hardie-Plank has been cracked at the front door due to a resident attempting to hang a welcome sign. This will need to be fixed.
- Asking owner to discuss with renter the need to take dog out on a leash, and to pick up after dog.

Boardwalks need to be addressed.

Helen Menn felt the ramp accessing units #1-10 needs to be addressed, particularly at the base of the ramp, where it meets the parking lot. Matt seconded this request. There is also another board cracked in front of unit 22/23 that needs to be addressed. (This issue was also mentioned in the July 18, 2019, Board meeting.)

Super Siding

-Matt's unit #7 is still in need of repair. Toni indicated that she will contact Super Siding again and will address the issue of his second-floor window leaking, trimming his back window and completing the house wrap in his attic area.

-Unit #25 also has issues of workmanship for Super Siding. Kathleen's front porch is not properly attached to the building since Super Siding replaced the siding and roof. If one looks at the porch rafters, it can be observed that they do not attach to the building, and there is a 1-2-inch gap. If this is not addressed at some point the porch may blow over in the wind.

Suddenlink – (or, possibly, Frontier) boxes open on multiple buildings

-Boxes attached to unit 1 and 28 are open and appear to be either tampered with or in a state of disrepair. Toni said she will call and attempt to ascertain what is the status of the boxes. Karen said she will email Toni with a Suddenlink account number to help expedite the process.

Satellite dish found attached to unit #17

-There is a satellite dish dangling on the eastern face of unit 17. The satellite wire exits the building where the roof meets the siding and is found on the side of the building facing the fence we share with Briar Oaks. Toni will find someone with an extension ladder who can reach the top of this 2-story unit, to cut down the satellite dish that is hanging off the side of the building.

Post Office Key for 4p is not working

-Toni took the malfunctioning key, and Beal will address the issue of the malfunctioning key with the post office.

Tree next to unit #29

-There is a tree growing out over the property of our neighbor on Old Oaks Drive. This tree needs to be removed at some point as it appears to be ready to fall on the neighbor's car. Toni will get a bid to remove this tree, but we will also see when BTU is coming to do tree trimming.

BTU

- Tree trimming needs to be done every 5-7 years, per their own rules. In the last 13 years, they have only come once. It seems we are due for another tree trimming. Toni will ask them when their next regular tree trimming event will be.
- BTU light #3 in the main parking lot has been out since July. There is also a tree limb right next to this light that is going to fall on the power line. Toni will call and ask when BTU will come and fix this light, and trim the limb. (Pole number P 109377)

Crape Myrtle planting and ground cover near Old Oaks Townhome sign

-This project was approved at the annual meeting. Joann felt with the draught and all of the other plants in this area, it may not be advisable. Matt also discussed the difficulties of growing crepe myrtles. It was left to be done in the Spring, and can be reconsidered again later.

Flooding issues in rear of building #21-28

-Kathleen explained that air conditioners are sitting on concrete pads but the dirt is being washed away under them due to flooding issues. The Creosote logs that held back the water are degraded and it was suggested that Toni request a bid to replace them with cinder blocks or cement blocks.

Unit #23

- Toni offered to call the new owner to discuss removing window and replacing it with the sliding glass door.
- Toni will ask new owner to shorten deck back to its original size in order to get out of the easement, allow access for the fire department and yard work, and to prevent additional flooding concerns.
- Ramps need to be removed in front of this unit and down at #28. (Toni will confirm that the ramps are not needed to be compliant with fire code.)

Dog Sign in front units 23 and 20

-Remove this sign in order to facilitate dogs using the area near the dumpster as the dog waste area.

Cash Flow

Beal Properties

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Date Range: 01/01/2019 to 12/31/2019

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	82,512.06	99.40	82,512.06	99.40
HOA Violation	500.00	0.60	500.00	0.60
Total Operating Income	83,012.06	100.00	83,012.06	100.00
Expense				
General Maintenance	2,394.33	2.88	2,394.33	2.88
Insurance	17,769.41	21.41	17,769.41	21.41
Transfer to Reserves	8,256.00	9.95	8,256.00	9.95
Legal Fees	5.00	0.01	5.00	0.01
Lawn/Property Maintenance	9,917.25	11.95	9,917.25	11.95
Management Fee	5,200.00	6.26	5,200.00	6.26
Mortgage/Note Payment	21,613.92	26.04	21,613.92	26.04
Pest Control	1,428.96	1.72	1,428.96	1.72
Plumbing Expense	1,187.00	1.43	1,187.00	1.43
Porter Service	260.00	0.31	260.00	0.31
Professional Fees	360.00	0.43	360.00	0.43
Tax Expense	168.66	0.20	168.66	0.20
Utilities	11,365.77	13.69	11,365.77	13.69
Total Operating Expense	79,926.30	96.28	79,926.30	96.28
NOI - Net Operating Income	3,085.76	3.72	3,085.76	3.72
Total Income	83,012.06	100.00	83,012.06	100.00
Total Expense	79,926.30	96.28	79,926.30	96.28
Net Income	3,085.76	3.72	3,085.76	3.72
Other Items				
Prepayments	816.00		816.00	
Net Other Items	816.00		816.00	
Cash Flow	3,901.76		3,901.76	
Beginning Cash	17,079.35		17,079.35	
Beginning Cash + Cash Flow	20,981.11		20,981.11	
Actual Ending Cash	20,981.11		20,981.11	

Expense Distribution

Exported On: 02/19/2020 04:02 PM

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2019 to 12/31/2019

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
6455 - General Maintenance						
Old Oaks Railing	01/23/2019	Robert Walker	40.97	122015	01/23/2019	Painting materials for painting railing at Old Oaks
1613	02/04/2019	Robert Walker	45.00	122067	02/06/2019	1/9/19 trip charge to match paint at Home Depot & then paint new ramp hand rail at unit xyz per Terry T. Purchased 1 gal. paint & brush. Extra
10874	04/04/2019	T. Fry Make Ready	127.06	122282	04/07/2019	general maintenance
9171217829	04/08/2019	HD Supply Facilities Maintenance	216.45	122288	04/08/2019	Supplies for Big Event Day
11013	05/06/2019	T. Fry Make Ready	301.13	122363	05/06/2019, 05/06/2019, 05/06/2019	Reveled walkway near 15 that was leaning, replaced broken deck board..
1535	06/16/2019	Petty-Faldyn Property Repair LLC	115.00	122517	06/17/2019	removed and repaired boards #31
11643	12/05/2019	T. Fry Make Ready	1,548.72	123060	12/05/2019	Replaced 80 deck boards, runners and tighten down loose boards
			2,394.33			
6470 - Insurance						
TXH-852673	01/07/2019	IPFS Corporation	1,453.88	121977	01/07/2019	Monthly Insurance
THX-852673	02/07/2019	IPFS Corporation	1,453.88	122081	02/11/2019	insurance
TXH-852673	03/06/2019	IPFS Corporation	1,453.88	122164	03/07/2019	Monthly Insurance
THX-852673	04/05/2019	IPFS Corporation	1,453.88	122274	04/07/2019	insurance
TXH-852673	05/07/2019	IPFS Corporation	1,453.88	122372	05/07/2019	Monthly Insurance
TXH-852673	06/10/2019	IPFS Corporation	1,453.88	122504	06/11/2019	monthly insurance
TXH-852673	07/07/2019	IPFS Corporation	1,453.88	122564	07/07/2019	monthly insurance
TXH-852673	08/06/2019	IPFS Corporation	1,453.88	122689	08/07/2019	monthly insurance
TXH-852673	09/09/2019	IPFS Corporation	1,453.88	122796	09/09/2019	monthly insurance
TXH-852673	10/15/2019	IPFS Corporation	1,453.88	122698	10/16/2019	monthly insurance
AES1185890 01	12/23/2019	Service Insurance Group	3,230.61	123107	12/23/2019	2019-2020 Insurance Downpayment
			17,769.41			
6471 - Transfer to Reserves						
	01/01/2019	Old Oaks	688.00	121926	01/03/2019	January 2019 - Transfer to Reserves
	02/01/2019	Old Oaks	688.00	122038	02/04/2019	February 2019 - Transfer to Reserves
	03/01/2019	Old Oaks	688.00	122126	03/04/2019	March 2019 - Transfer to Reserves
	04/01/2019	Old Oaks	688.00	122247	04/04/2019	April 2019 - Transfer to Reserves
	05/01/2019	Old Oaks	688.00	122332	05/02/2019	May 2019 - Transfer to Reserves
	06/01/2019	Old Oaks	688.00	122416	06/03/2019	June 2019 - Transfer to Reserves
	07/01/2019	Old Oaks	688.00	122546	07/02/2019	July 2019 - Transfer to Reserves
	08/01/2019	Old Oaks	688.00	122652	08/05/2019	August 2019 - Transfer to Reserves
	09/01/2019	Old Oaks	688.00	122751	09/03/2019	September 2019 - Transfer to Reserves
	10/01/2019	Old Oaks	688.00	122845	10/02/2019	October 2019 - Transfer to Reserves
	11/01/2019	Old Oaks	688.00	122942	11/01/2019	November 2019 - Transfer to Reserves
	12/01/2019	Old Oaks	688.00	123027	12/02/2019	December 2019 - Transfer to Reserves
			8,266.00			
6473 - Legal Fees						
47801801	10/08/2019	Secretary of State	5.00	122889	10/14/2019	Update Secretary of State - Old Oaks
6476 - Lawn/Property Maintenance						
730	01/06/2019	Lopez Boyz	510.00	121965	01/07/2019	Monthly Lawn Maintenance
776	02/06/2019	Lopez Boyz	320.00	122064	02/06/2019	Cleaned off roofs.
756	02/06/2019	Lopez Boyz	510.00	122064	02/06/2019	1/8, 1/18, 1/28 mow, edge, weed-eat
849	03/06/2019	Lopez Boyz	220.00	122167	03/07/2019	Removed tree trunks and cement chunks
851	03/06/2019	Lopez Boyz	510.00	122167	03/07/2019	Monthly Lawn Maintenance
933	04/05/2019	Lopez Boyz	510.00	122278	04/07/2019	lawn maintenance
1032	05/06/2019	Lopez Boyz	510.00	122359	05/06/2019	Monthly Lawn Maintenance
1174	06/06/2019	Lopez Boyz	510.00	122491	06/07/2019	Monthly Lawn Maintenance
1186	06/06/2019	Lopez Boyz	220.00	122491	06/07/2019	Trunk removals
2019-356	06/07/2019	Brazos Valley Stump Grinding and Tree	541.25	122510	06/17/2019	remove dead tree
1230	07/05/2019	Lopez Boyz	50.00	122575	07/07/2019	lawn maintenance-remove branches off electrical wires
1291	07/05/2019	Lopez Boyz	510.00	122575	07/07/2019	lawn maintenance
13336	07/21/2019	Green Rite Lawn Spraying Service	243.56	122627	07/25/2019	lawn fertilization-mid-summer application
1385	08/06/2019	Lopez Boyz	510.00	122684	08/07/2019	lawn maintenance- July 5,16,24
1465	09/06/2019	Lopez Boyz	510.00	122780	09/06/2019	Monthly Lawn Maintenance
1625	10/04/2019	Lopez Boyz	510.00	122864	10/06/2019	lawn maintenance Sept. 2,11,23
13666	10/07/2019	Green Rite Lawn Spraying Service	243.56	122879	10/07/2019	Fall application
191076	10/23/2019	Brazos Valley Stump Grinding and Tree	378.88	122928	10/31/2019	trim tree around light pole
1675	11/06/2019	Lopez Boyz	510.00	122969	11/06/2019	monthly lawn service 10/2, 10/14, 10/24
1646	11/07/2019	Lopez Boyz	1,300.00	122983	11/12/2019	Old Oaks Condos, Trim trees around complex
1777	12/06/2019	Lopez Boyz	280.00	123070	12/06/2019	Blows Leaves from gutters
1750	12/06/2019	Lopez Boyz	510.00	123070	12/06/2019	Monthly Lawn Maintenance - November
			9,917.25			
6540 - Management Fee						
	01/03/2019	BVP Management, Inc.	400.00	121920	01/03/2019	Management Fee for 01/2019

	02/04/2019	BVP Management, Inc.	400.00	122033	02/04/2019	Management Fee for 02/2019
	03/04/2019	BVP Management, Inc.	400.00	122121	03/04/2019	Management Fee for 03/2019
	04/04/2019	BVP Management, Inc.	400.00	122236	04/04/2019	Management Fee for 04/2019
	05/02/2019	BVP Management, Inc.	450.00	122327	05/02/2019	Management Fee for 05/2019
	06/04/2019	BVP Management, Inc.	450.00	122469	06/04/2019	Management Fee for 06/2019
	07/02/2019	BVP Management, Inc.	450.00	122536	07/02/2019	Management Fee for 07/2019
	08/05/2019	BVP Management, Inc.	450.00	122643	08/05/2019	Management Fee for 08/2019
	09/03/2019	Beal Properties	450.00	122758	09/03/2019	Management Fee for 09/2019
	10/02/2019	Beal Properties	450.00	122852	10/02/2019	Management Fee for 10/2019
	11/01/2019	Beal Properties	450.00	122933	11/01/2019	Management Fee for 11/2019
	12/02/2019	Beal Properties	450.00	123023	12/02/2019	Management Fee for 12/2019
			6,200.00			
6560 - Mortgage/Note Payment						
	01/01/2019	Prosperity Bank.	1,801.16	121936	01/03/2019	January 2019 - Siding Renovation Loan
	02/01/2019	Prosperity Bank.	1,801.16	122047	02/04/2019	February 2019 - Siding Renovation Loan
	03/01/2019	Prosperity Bank.	1,801.16	122136	03/04/2019	March 2019 - Siding Renovation Loan
	04/01/2019	Prosperity Bank.	1,801.16	122239	04/04/2019	April 2019 - Siding Renovation Loan
	05/01/2019	Prosperity Bank.	1,801.16	122341	05/02/2019	May 2019 - Siding Renovation Loan
	06/01/2019	Prosperity Bank.	1,801.16	122454	06/04/2019	June 2019 - Siding Renovation Loan
	07/01/2019	Prosperity Bank.	1,801.16	122540	07/02/2019	July 2019 - Siding Renovation Loan
	08/01/2019	Prosperity Bank.	1,801.16	122646	08/05/2019	August 2019 - Siding Renovation Loan
	09/01/2019	Prosperity Bank.	1,801.16	122745	09/03/2019	September 2019 - Siding Renovation Loan
	10/01/2019	Prosperity Bank.	1,801.16	122839	10/02/2019	October 2019 - Siding Renovation Loan
	11/01/2019	Prosperity Bank.	1,801.16	122936	11/01/2019	November 2019 - Siding Renovation Loan
	12/01/2019	Prosperity Bank.	1,801.16	123036	12/02/2019	December 2019 - Siding Renovation Loan
			21,613.92			
6695 - Pest Control						
19377	01/06/2019	Joe Loudat DBA/	119.08	121982	01/07/2019	Monthly Pest Control Service
19509	02/05/2019	Joe Loudat DBA/	119.08	122062	02/06/2019	monthly pest control
19640	03/04/2019	Joe Loudat DBA/	119.08	122165	03/07/2019	Monthly Pest Control
1686	04/04/2019	Joe Loudat DBA/	119.08	122276	04/07/2019	monthly pest control
1686	05/05/2019	Joe Loudat DBA/	119.08	122357	05/06/2019	monthly pest control #1-10
20036	06/04/2019	Joe Loudat DBA/	119.08	122490	06/07/2019	Monthly Pest Control/#11-20
20185	07/04/2019	Joe Loudat DBA/	119.08	122574	07/07/2019	monthly pest service-exterior
20332	08/06/2019	Joe Loudat DBA/	119.08	122683	08/07/2019	pest control-exterior roach/ant
20494	09/04/2019	Joe Loudat DBA/	119.08	122767	09/05/2019	monthly pest service exterior #11-20
20672	10/03/2019	Joe Loudat DBA/	119.08	122863	10/06/2019	monthly pest control-exterior #21-32
20821	11/05/2019	Joe Loudat DBA/	119.08	122961	11/06/2019	monthly pest control-exterior #1-10
20971	12/04/2019	Joe Loudat DBA/	119.08	123055	12/05/2019	monthly pest control-exterior #11-20
			1,428.96			
6700 - Plumbing Expense						
2324	05/06/2019	Twin City Plumbing LLC	85.00	122361	05/06/2019	OO#28-Repaired hose bibb
25237	06/04/2019	Holman's Quality Plumbing	162.00	122487	06/07/2019	repair plumbing- after hours 3923
2353	07/03/2019	Twin City Plumbing LLC	450.00	122580	07/07/2019	plumbing repair on main water line
2482	11/06/2019	Twin City Plumbing LLC	250.00	122971	11/06/2019	replace water meter box 3923
2477	11/12/2019	Twin City Plumbing LLC	120.00	122995	11/12/2019	Repair hose bebb - #27
2497	11/15/2019	Twin City Plumbing LLC	120.00	123007	11/15/2019	#28/ replaced hose bibb
			1,187.00			
6701 - Porter Service						
1613	02/04/2019	Robert Walker	45.00	122067	02/06/2019	1/7/19 bulk pick-up of twin size bed & appliance boxes from behind
1613	02/04/2019	Robert Walker	5.00	122067	02/06/2019	dump fee
1613	02/04/2019	Robert Walker	45.00	122067	02/06/2019	1/11/19 bulk pick-up of old tire, tv & full size mattress at dumpster.
1613	02/04/2019	Robert Walker	5.00	122067	02/06/2019	dump fee
1657	04/02/2019	Robert Walker	60.00	122284	04/07/2019	3923 porter service
1519	07/08/2019	Michael Mullins	70.00	122592	07/08/2019	Monthly Bulk Pick Up
1608	08/07/2019	Cheryl Mullins	30.00	122693	08/07/2019	Bulk pick up / furniture pile
			260.00			
6705 - Professional Fees						
200832	10/21/2019	Thompson, Derrig and Craig, P.C.	360.00	122915	10/22/2019	Federal Tax Return preparation 2018 Texas Franchise 2019
6755 - Tax Expense						
74-2116374	12/16/2019	Internal Revenue Service	168.66	123087	12/17/2019	taxes due
6810 - Utilities						
2062501	01/06/2019	Bryan Texas Utilities	41.23	121953	01/07/2019	Utilities
2325148	01/06/2019	Bryan Texas Utilities	942.58	121953	01/07/2019	Utilities
2325148	02/04/2019	Bryan Texas Utilities	801.68	122055	02/06/2019	water
2062501	02/05/2019	Bryan Texas Utilities	38.80	122055	02/06/2019	electric
2325148	03/04/2019	Bryan Texas Utilities	875.22	122152	03/07/2019	Utilities
2062501	03/04/2019	Bryan Texas Utilities	40.54	122152	03/07/2019	Utilities
2325148	04/03/2019	Bryan Texas Utilities	827.63	122266	04/07/2019	3923 water
2062501	04/03/2019	Bryan Texas Utilities	37.81	122266	04/07/2019	3923 electric
2325148	05/05/2019	Bryan Texas Utilities	844.94	122347	05/06/2019	monthly insurance
2062501	05/05/2019	Bryan Texas Utilities	35.29	122347	05/06/2019	monthly utilities
2062501	06/04/2019	Bryan Texas Utilities	33.42	122478	06/07/2019	monthly utilities-3923
2325148	06/04/2019	Bryan Texas Utilities	1,005.62	122478	06/07/2019	monthly utilities-3923
2062501	07/04/2019	Bryan Texas Utilities	33.54	122576	07/07/2019	monthly utilities
2325148	07/05/2019	Bryan Texas Utilities	969.77	122576	07/07/2019	monthly utilities
2062501	08/06/2019	Bryan Texas Utilities	31.18	122676	08/07/2019	monthly utilities-electricity
2325148	08/06/2019	Bryan Texas Utilities	867.80	122676	08/07/2019	monthly utilities-water
20625501	09/04/2019	Bryan Texas Utilities	31.50	122761	09/05/2019	monthly utilities-electricity
2325148	09/05/2019	Bryan Texas Utilities	957.41	122761	09/05/2019	Utilities
2062501	10/03/2019	Bryan Texas Utilities	32.48	122857	10/06/2019	monthly utilities-electricity

2325148	10/04/2019	Bryan Texas Utilities	957.41	122857	10/06/2019	monthly utilities-water
2062501	11/05/2019	Bryan Texas Utilities	36.94	122957	11/08/2019	monthly utilities-electricity
2325148	11/10/2019	Bryan Texas Utilities	886.96	122980	11/12/2019	monthly utilities-water
2062501	12/03/2019	Bryan Texas Utilities	39.67	123047	12/05/2019	monthly utilities-electricity
2325148	12/03/2019	Bryan Texas Utilities	996.35	123047	12/05/2019	monthly utilities-water
			11,365.77			
Total			79,926.30			

Homeowner Delinquency

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 215.00

Unit	Name	Amount Receivable
Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802		
21		618.52
30		430.00
		1,048.52
Total		1,048.52



PROSPERITY BANK®

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Statement Date
Account No

12/31/2019
Page 1 of 4

9567 1 AB 0.412
OLD OAKS CONDOMINIUM OWNERS ASSOC
RESERVE ACCOUNT
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228



1

STATEMENT SUMMARY		TX Business Premier Money Market Account No	
12/01/2019	Beginning Balance		\$25,334.43
	2 Deposits/Other Credits	+	\$699.02
	0 Checks/Other Debits	-	\$0.00
12/31/2019	Ending Balance	31 Days in Statement Period	\$26,033.45
	Total Enclosures		1

DEPOSITS/OTHER CREDITS		
Date	Description	Amount
12/03/2019	Deposit	\$688.00
12/31/2019	Accr Earning Pymt Added to Account	\$11.02

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	Date	Balance
12-01	\$25,334.43	12-03	\$26,022.43	12-31	\$26,033.45

EARNINGS SUMMARY			
** Below is an itemization of the Earnings paid this period. **			
Interest Paid This Period	\$11.02	Annual Percentage Yield Earned	0.50 %
Interest Paid YTD	\$97.66	Days in Earnings Period	31

9001

102271 : 00956701



OLD OAKS OWNERS CONDOMINIUM ASSOCIATION

	2019 Budget	2019 Actual	2020 Budget
Income			
HOA Dues	82560	82512.06	82560
Late / Violations		500	
Pre paid Dues		816	
Insurance reimbursement			
Total Income	82560	83828.06	82560
Expenses:			
Porter Service	500	260	300
Lawn Maintenance	7500	9917.25	8000 *
Insurance	13976.55	17769.41	16153.05 *
Office / Postage	100	0	0
Pest Control	1500	1428.96	1500
Plumbing	250	1187	750
Utility	11500	11365.77	11500 *
HOA Management	5400	5200	5400 *
General Maintenance	3000	2394.33	2750
Legal / Professional	500	533.66	500
Electrical	500	0	500
Special Projects	0	0	0
Parking Lot	0	0	0
Roof Replacement	0	0	0
Reserve Account	8256	8256	8256 *
Renovation payment	21613.92	21613.92	21613.92 *
Total Expense	74596.47	79926.3	77222.97
Total Difference	7963.53	3901.76	5337.03
Reserve Bank Account Balance as of 12/31/2019		26,033.45	
Balance on Renovation Loan 02/15/2020		203,095.34	



Bob Walker
 Century 21 Beal
 bobw@century21bcs.com
 Ph:
 Need a REALTOR? What About BOB?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 02/11/20 at 1:02 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 02/11/2020 to 12/28/2018 Street Name is like 'old oaks'

Residential

Active Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	DOM
19010793	3923 Old Oaks Drive #5	5	2	1/-	NONE	Old Oaks Condos	1978	1,084		\$82.93	\$89,900	208
20000111	3923 Old Oaks Drive #17	17	2	1/1	NONE	Old Oaks Condos	1978	1,165		\$81.55	\$95,000	36

# LISTINGS:	2	Medians:	1978	1,125	\$82.24	\$92,450	122
		Minimums:	1978	1,084	\$81.55	\$89,900	36
		Maximums:	1978	1,165	\$82.93	\$95,000	208
		Averages:	1978	1,125	\$82.24	\$92,450	122

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
19006016	3923 Old Oaks Drive #31	31	2	1/-	NONE	Old Oaks Condos	1978	1,084		\$82.93	\$89,900	\$89,900	\$82.93	06/06/2019	100.00	65

# LISTINGS:	1	Medians:	1978	1,084	\$82.93	\$89,900	\$89,900	\$82.93	100.00	65
		Minimums:	1978	1,084	\$82.93	\$89,900	\$89,900	\$82.93	100.00	65
		Maximums:	1978	1,084	\$82.93	\$89,900	\$89,900	\$82.93	100.00	65
		Averages:	1978	1,084	\$82.93	\$89,900	\$89,900	\$82.93	100.00	65

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$89,900	\$95,000	\$91,600	\$89,900
Sold Price	\$89,900	\$89,900	\$89,900	\$89,900



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/19/2020

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 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	Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753	CONTACT NAME:	Eliana Milioto	
		PHONE (A/C No. Ext):	979-774-3900 x115	FAX (A/C No.):
		E-MAIL ADDRESS:	eliana.milioto@sighbcs.com	
		INSURER(S) AFFORDING COVERAGE	NAIC #	
INSURED	Old Oaks Condominium Owners Association c/o Beal Properties 903 S Texas Ave College Sta. TX 77840-0000	INSURER A:	Associated Industries Insurance Company	
		INSURER B:	Kinsale Insurance Company	
		INSURER C:	ACE Fire Underwriters Insurance Company	
		INSURER D:		
		INSURER E:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY			AES1185890 01	12/21/2019	12/21/2020	EACH OCCURRENCE	\$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person)	\$ 5,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:							PERSONAL & ADV INJURY	\$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE	\$ 2,000,000	
							PRODUCTS - COMP/OP AGG	\$ 2,000,000	
								\$	
A	AUTOMOBILE LIABILITY			AES1185890 01	12/21/2019	12/21/2020	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person)	\$	
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	\$
								\$	
B	<input checked="" type="checkbox"/> UMBRELLA LIAB			0100078286-1	12/21/2019	12/21/2020	EACH OCCURRENCE	\$ 1,000,000	
	<input type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE						AGGREGATE	\$ 1,000,000
	<input type="checkbox"/> DED	<input type="checkbox"/> RETENTION \$							\$
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY							WC STATU-TORY LIMITS	OTH-ER	
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. EACH ACCIDENT	\$	
							E.L. DISEASE - EA EMPLOYEE	\$	
							E.L. DISEASE - POLICY LIMIT	\$	
C	Directors & Officers - Defense Costs in addition to limit			ADOTXF146825942-002	12/21/2019	12/21/2020	Aggregate	1,000,000	
							Each Claim	1,000,000	
							Deductible Per Claim	500	

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

CERTIFICATE HOLDER**CANCELLATION**

AI 013819

Sample Certificate Only Please contact our agency for details	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

Fax: () -

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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
02/19/2020

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE OF PROPERTY INSURANCE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

AGENCY Service Insurance Group, Inc. PO Box 5753 3840 Corporate Center Dr Bryan TX 77805-5753		PHONE (A/C, No, Ext): (979)774-3900	COMPANY Associated Industries Insurance Company 820 Gessner Ste 1850 Houston TX 77024 () -	
FAX (A/C, No): (979)774-3955		E-MAIL ADDRESS: eliana.milioto@sigbcs.com		
CODE:		SUB CODE:		
AGENCY CUSTOMER ID #: 2215		INSURED Old Oaks Condominium Owners Association c/o Beal Properties 903 S Texas Ave College Sta. TX 77840-0000		
		LOAN NUMBER	POLICY NUMBER AES1185890 01	
		EFFECTIVE DATE 12/21/2019	EXPIRATION DATE 12/21/2020	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED
THIS REPLACES PRIOR EVIDENCE DATED:				

PROPERTY INFORMATION

LOCATION/DESCRIPTION 3923 Old Oaks Drive Bryan, TX 77802 32 Total Units
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 EVIDENCE OF PROPERTY INSURANCE 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.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Buildings; Special Form, Replacement Cost; 1% Wind/Hail Deduct.	1,996,020	10,000 AOP

REMARKS (Including Special Conditions)

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CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL _____ DAYS WRITTEN NOTICE TO THE ADDITIONAL INTEREST NAMED BELOW, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

ADDITIONAL INTEREST

AI 013820

NAME AND ADDRESS Sample EOP Only Contact Insurance Agency or Detailed Certificate Fax # (979) 774-3955	MORTGAGEE	ADDITIONAL INSURED
	LOSS PAYEE	
	LOAN #	
AUTHORIZED REPRESENTATIVE 		