



Woodsman Board of Directors Meeting Agenda
July 28th, 2022 @ 5:30pm
Beal Properties office & Via Zoom

1. Call Meeting to Order
2. Review & Approval of Previous Board Meeting Minutes
3. Financial Report— 2nd Quarter
 - a. Cash Flow
 - b. Expense Distribution
 - c. Reserve Balance
4. Management Report
 - a. Delinquency
 - b. Work Orders
 - c. Violations
5. Old Business
 - a. New Operating Account
 - b. Landscaping
 - c. Tree Trimming
 - d. Paint Carports
6. New Business
 - a.
 - b.
 - c.
7. Next Board Meeting October _____ 2022 @ _____
8. Adjourn

Woodsman Board of Directors Meeting October 17, 2022

Toni Myers called the meeting to order.

In Attendance: Toni, Rosemary Walzem, Judy Been and Beverly Wilson

Review and Approved the Previous Board Meeting: Judy approved and Rosemary 2nd

Najat Marden asked to talk to the board with some concerns; She wanted to know if we could pull up the crepe myrtles that are dead and look up-slightly.. Carport #36 has holes in roof that need to be repaired. She wanted to somehow let the City know she is not the property manager. Some signage by the mailboxes would be helpful. Toni showed us a sign from Beal Properties that they could put out by mailboxes.

After Najat left the meeting, Toni went over:

The Financial Report & Management Report; We have 3 delinquencies 1, 30 days past due. The property is being checked every 2 weeks. The violations are being addressed.

Old Business; Repair carports before painting. Will meet with landscape people.

New Business: We discussed the letter we all received from Brenda.

Talked about having an Annual Meeting in October. We decided that we would.

Cash Flow

Beal Properties

Properties: Woodsman HOA - 2800 Longmire College Station, TX 77845

Date Range: 04/01/2022 to 06/30/2022 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Late Fees\NSF Rent	105.00	0.37	175.00	0.31
Homeowners Association Dues	28,162.00	99.59	56,280.00	99.67
Certified Mail Charges Recovered	11.81	0.04	11.81	0.02
Total Operating Income	28,278.81	100.00	56,466.81	100.00
Expense				
Bank Fees/Office Expenses	0.00	0.00	12.00	0.02
Electrical Repairs	411.36	1.45	411.36	0.73
General Maintenance	-88.71	-0.31	661.70	1.17
Insurance	14,535.74	51.40	24,770.01	43.87
Transfer to Reserves	3,000.00	10.61	6,000.00	10.63
Lawn/Property Maintenance	8,669.06	30.66	11,814.06	20.92
Management Fee	1,800.00	6.37	3,500.00	6.20
Pest Control	606.20	2.14	1,212.40	2.15
Plumbing Expense	165.00	0.58	165.00	0.29
Porter Service	1,290.00	4.56	2,610.00	4.62
Trash Pick-up	1,113.45	3.94	2,010.21	3.56
Utilities	2,138.43	7.56	4,274.54	7.57
Total Operating Expense	33,640.53	118.96	57,441.28	101.73
NOI - Net Operating Income	-5,361.72	-18.96	-974.47	-1.73
Total Income	28,278.81	100.00	56,466.81	100.00
Total Expense	33,640.53	118.96	57,441.28	101.73
Net Income	-5,361.72	-18.96	-974.47	-1.73
Other Items				
Prepayments	-2,009.81		4,263.19	
Net Other Items	-2,009.81		4,263.19	
Cash Flow	-7,371.53		3,288.72	
Beginning Cash	6,853.86		-3,806.39	
Beginning Cash + Cash Flow	-517.67		-517.67	
Actual Ending Cash	-517.67		-517.67	

Expense Distribution

Exported On: 07/28/2022 04:21 PM

Properties: Woodsman HOA - 2800 Longmire College Station, TX 77845

Payees: All

Bill Date Range: 04/01/2022 to 06/30/2022 (Last Quarter)

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
6390 - Electrical Repairs							
30044	05/05/2022	47	McCaffety Electric CO. INC.	270.63	126572	05/05/2022	found that the light fixture had been heating up and caused wiring to burn. Fixture was replaced.
30047	05/05/2022	62	McCaffety Electric CO. INC.	140.73	126572	05/05/2022	Tested photocells and found to be working. Bulbs were bad and replaced
				411.36			
6455 - General Maintenance							
13757	04/07/2022		T. Fry Make Ready	50.00	126517	04/07/2022	Reattach loose soffit vent
30014	04/12/2022		McCaffety Electric CO. INC.	116.29	126531	04/12/2022	Replaced light bulb and tested photocell system.
91584	05/18/2022		Chad's Mobile Wash	75.00	126600	05/18/2022	Pressured washed Woodsman Condominiums Entrance sign.
				241.29			
6470 - Insurance							
F005481691-001-00001	04/22/2022		Farmers Insurance Exchange	3,336.51	126545	04/22/2022	Monthly Insurance Premium
F005481691-001-00001	05/18/2022		Farmers Insurance Exchange	3,561.25	126602	05/18/2022	Monthly Insurance Premium
F005481691-001-00001	06/10/2022		Farmers Insurance Exchange	4,070.73	126658	06/10/2022	June Payment
F005481691-001-00001	06/22/2022		Farmers Insurance Exchange	3,567.25	126680	06/27/2022	Insurance payment
				14,535.74			
6471 - Transfer to Reserves							
	04/01/2022		The Woodsman HOA	1,000.00	126510	04/04/2022	April 2022 - Transfer to Reserves
	05/01/2022		The Woodsman HOA	1,000.00	126560	05/02/2022	May 2022 - Transfer to Reserves
	06/01/2022		The Woodsman HOA	1,000.00	126629	06/03/2022	June 2022 - Transfer to Reserves
				3,000.00			
6475 - Lawn/Property Maintenance							
4118	04/07/2022		Lopez Boyz	80.00	126516	04/07/2022	Picked up fallen branches from around complex
4107	04/07/2022		Lopez Boyz	1,000.00	126516	04/07/2022	Monthly Lawn Maintenance
4114	04/12/2022		Lopez Boyz	25.00	126530	04/12/2022	2800 Longmire #2
4198	05/05/2022		Lopez Boyz	1,000.00	126571	05/05/2022	Monthly Lawn Maintenance
16675	05/05/2022		Green Rite Lawn Spraying Service	595.38	126568	05/05/2022	Fertilizer - iron, insecticide, post emergent weed control.
4274	06/07/2022		Lopez Boyz	1,000.00	126638	06/07/2022	Monthly Lawn Maintenance
22.468	06/27/2022		Brazos Valley Stump Grinding and Tree	1,840.25	126677	06/27/2022	Remove Oak tree front of complex
22.459	06/27/2022		Brazos Valley Stump Grinding and Tree	3,128.43	126677	06/27/2022	Trimmed assorted crepe Myrtles, trim Oaks, tallows, removed 6 crepes
				8,669.06			
6540 - Management Fee							
	04/11/2022		Beal Properties	600.00	126519	04/11/2022	Management Fee for 04/2022
	05/09/2022		Beal Properties	600.00	126585	05/09/2022	Management Fee for 05/2022
	06/06/2022		Beal Properties	600.00	126636	06/06/2022	Management Fee for 06/2022
				1,800.00			
6595 - Pest Control							
25098	04/12/2022		Joe Loudat DBA/	173.20	126528	04/12/2022	Monthly Pest Control
25227	05/05/2022		Joe Loudat DBA/	173.20	126569	05/05/2022	Monthly Pest Control
25408 / 25373	06/09/2022		Joe Loudat DBA/	259.80	126649	06/10/2022	Monthly Pest Control / Removal of Rats and Mice
				606.20			
6700 - Plumbing Expense							
92047-1-2	06/22/2022		Slim Plumbing LLC	165.00	126686	06/27/2022	replce hose bib and vaccum breaker
6701 - Porter Service							
2415	04/07/2022		Robert Walker	30.00	126518	04/07/2022	Bulk Pick up
2430	04/07/2022		Robert Walker	400.00	126518	04/07/2022	Monthly Porter Service
4191	05/05/2022		Lopez Boyz	60.00	126571	05/05/2022	Hauled trash by dumpster and took to dump
2449	05/05/2022		Robert Walker	400.00	126574	05/05/2022	Monthly Porter Service
2475	06/07/2022		Robert Walker	400.00	126639	06/07/2022	Monthly Porter Service
				1,290.00			
6776 - Trash Pick-up							
0000058725	04/12/2022		BVR Waste and Recycling	373.65	126521	04/12/2022	Monthly Recycling Containers & Service
0000059332	05/18/2022		BVR Waste and Recycling	328.80	126598	05/18/2022	Monthly Recycling Containers & Service
0000059970	06/15/2022		BVR Waste and Recycling	411.00	126664	06/15/2022	May Recycling
				1,113.45			
6810 - Utilities							
122073-170566	04/07/2022		College Station Utilities	228.05	126515	04/07/2022	2800 Longmire - utilities - water - security light
122073-170580	04/07/2022		College Station Utilities	12.32	126515	04/07/2022	2800 Longmire BLD 5 - electrical - sanitation
122073-170600	04/07/2022		College Station Utilities	188.32	126515	04/07/2022	2800 Longmire BLD 4 - utilities - electrical
122073-170630	04/07/2022		College Station Utilities	12.31	126515	04/07/2022	2800 Longmire BLD 3 - utilities - electrical
122073-170652	04/07/2022		College Station Utilities	21.20	126515	04/07/2022	2800 Longmire BLD 7 - utilities - electrical
122073-170662	04/07/2022		College Station Utilities	13.37	126515	04/07/2022	2800 Longmire BLD 8 - utilities - electrical
122073-170672	04/07/2022		College Station Utilities	15.33	126515	04/07/2022	2800 Longmire BLD 2 - utilities - electrical
122073-170690	04/07/2022		College Station Utilities	103.15	126515	04/07/2022	2800 Longmire BLD 9 - utilities - electrical
122073-170696	04/07/2022		College Station Utilities	25.21	126515	04/07/2022	2800 Longmire BLD 1 - utilities - electrical - security Light
122073-170662	05/05/2022		College Station Utilities	12.77	126566	05/05/2022	2800 Longmire BLD 8 - utilities - electrical
122073-170672	05/05/2022		College Station Utilities	14.42	126566	05/05/2022	2800 Longmire BLD 2 - utilities - electrical
122073-170690	05/05/2022		College Station Utilities	90.17	126566	05/05/2022	2800 Longmire BLD 9 - utilities - electrical
122073-170666	05/05/2022		College Station Utilities	24.62	126566	05/05/2022	2800 Longmire BLD 1 - utilities - electrical - security Light
122073-170566	05/05/2022		College Station Utilities	231.10	126566	05/05/2022	2800 Longmire - utilities - water - security light
122073-170580	05/05/2022		College Station Utilities	12.17	126566	05/05/2022	2800 Longmire BLD 5 - electrical - sanitation
122073-170600	05/05/2022		College Station Utilities	169.18	126566	05/05/2022	2800 Longmire BLD 4 - utilities - electrical
122073-170630	05/05/2022		College Station Utilities	12.01	126566	05/05/2022	2800 Longmire BLD 3 - utilities - electrical

122073-170852	05/05/2022	College Station Utilities	19.86	126566	05/05/2022	2800 Longmire BLD 7 - utilities - electrical
122073-170862	08/09/2022	College Station Utilities	13.82	126642	06/10/2022	2800 Longmire BLD 8 - utilities - electrical
122073-170872	08/09/2022	College Station Utilities	15.03	126642	06/10/2022	2800 Longmire BLD 2 - utilities - electrical
122073-170890	08/09/2022	College Station Utilities	102.85	126642	06/10/2022	2800 Longmire BLD 9 - utilities - electrical
122073-170696	08/09/2022	College Station Utilities	25.07	126642	06/10/2022	2800 Longmire BLD 1 - utilities - electrical - security Light
122073-170568	08/10/2022	College Station Utilities	545.25	126642	06/10/2022	2800 Longmire - utilities - water - security light
122073-170580	08/10/2022	College Station Utilities	12.32	126642	06/10/2022	2800 Longmire BLD 5 - electrical - sanitation
122073-170600	08/10/2022	College Station Utilities	184.70	126642	06/10/2022	2800 Longmire BLD 4 - utilities - electrical
122073-170630	08/10/2022	College Station Utilities	12.16	126642	06/10/2022	2800 Longmire BLD 3 - utilities - electrical
122073-170852	08/10/2022	College Station Utilities	21.87	126642	06/10/2022	2800 Longmire BLD 7 - utilities - electrical
			2,138.43			
Total			33,970.53			



Visit us online at ProsperityBankUSA.com

Statement Date

6/30/2022

2474 1 AV 0.426

Account No

****9650

THE WOODSMAN OWNERS ASSOCIATION INC

3363 UNIVERSITY DR E STE 215 *res*

Page 1 of 4

BRYAN TX 77802-3470



1

STATEMENT SUMMARY

TX Business Premier Money Market Account No ****9650

06/01/2022	Beginning Balance		\$173,494.21
	2 Deposits/Other Credits	+	\$1,031.54
	0 Checks/Other Debits	-	\$0.00
06/30/2022	Ending Balance	30 Days in Statement Period	\$174,525.75

DEPOSITS/OTHER CREDITS

Date	Description	Amount
06/06/2022	Deposit	\$1,000.00
06/30/2022	Accr Earning Pymt Added to Account	\$31.54

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
06-01	\$173,494.21	06-06	\$174,494.21	06-30	\$174,525.75

EARNINGS SUMMARY

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

Interest Paid This Period	\$31.54	Annual Percentage Yield Earned	0.22 %
Interest Paid YTD	\$102.47	Days in Earnings Period	30

9001



102291 : 00247401





BEAL
Properties

3363 University Drive East Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcshoa.com

July 28, 2022

WOODSMAN CONDOMINIUMS MANAGEMENT REPORT

DELINQUENCY REPORT:

As of July 28th, the total outstanding dues owed to the Association is \$532.14. The balance is made up of 4 past due accounts. One account has a past due balance of \$475.33 which includes the homeowner dues, and late fees. The last 3 accounts have past due balances of \$35.00, \$11.81, and \$10.00 which are made up of NSF Charges, and late fees.

VIOLATION REPORT:

Beal is currently driving the property every 2 weeks. There is 1 outstanding violation right now which includes a few potted plants that we are working to get corrected.

MAINTENANCE REPORT:

There are no outstanding work orders as of today. However, there are a few Maintenance issues Beal would like to bring a few items to the attention of the Board for discussion on future projects throughout the complex.

- Storage shed by unit 7? (What type of shed would you like to purchase? Color?)
- Woodsman Landscaping Design Update?
- Power Washing the exterior brick of the units?
- Repainting the doors due to fading?
- Carport Update? (Some of the carports can be repaired, and some of them will need to be replaced)