

WOOD BROOK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
BEAL PROPERTIES INC.  
903 Texas Ave South, College Station, TX 77840

**MINUTES OF THE WOOD BROOK HOMEOWNERS ASSOCIATION BOARD OF DIRECTS  
MEETING**

**Date and time:** Pursuant to Section 5.8 of the By Laws of the Wood Brook Homeowners Association, a regular meeting of the board was held on November 15, 2022, at 5:30 pm at the Beal Properties office.

**Officers and Quorum:** Present: President, Dr. Karl Trippe; Vice President, Mrs. Kelsey Krafska; Treasurer, Mrs. Carrie Siatunuu. Absent: Secretary, Mrs. Wynona Atnip and Director, Capt. K.I. Selinidis. Quorum requirements were met. The president, Dr. Trippe, called the meeting to order at 5:40pm.

**Minutes:** The minutes of the 7/12/2022 meeting were distributed to all board members one week before the meeting. The following corrections were "Addition of the Section 5.8" to state which by law allow us to have meetings.

There being no other corrections of additions, Mrs. Carrie made a motion to accept the minutes as corrected. A motion was made, seconded, and unanimously approved the minutes

**Financial information:** The Treasurer and HOA Manager discussed the cash flow and expenses that were distributed in the meeting agenda. A motion was made, seconded, and unanimously approved

**Manager's Report:** The HOA Manager discussed the management report. The properties delinquency status and violations reported were low. The board discussed the Heritage Red paint for the doors for the complex. Currently all homeowners are to go to the Beal Properties office to get the paint, but at this time it appears to be the incorrect color. The HOA Manager is looking into the current paint issue.

**Unfinished Business:** The Board received three bids for parking lot repairs. This project is going to cost us about one million dollars. The board decided to ask PavingRite Construction for references and images of their work, since we liked their bid. The board is thinking about getting a loan for the parking lot and the chimney caps. We have asked the HOA Manager to look into this for us.

The Board also discussed landscaping designs and fixing the plumbing issues in the front of the complex. We have a lot of dead trees/shrubs around the complex. We have asked the company that maintains our grounds to determine what is wrong with them and if they are dead to remove them. We like the TGC Landscape design for the main entry landscape. Since we are looking into redoing the parking lot we decided to wait on starting this project until the parking lot is finished. We are in the process of finding other bids for landscaping for other areas of the complex.

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The Board had 1 bid for chimney caps/window/siding repairs. HOA Manager is trying to get more bids.

We also discussed our current pool furniture. We currently have two picnic tables, we discussed adding more but decided against it. We are looking into updating our lounge chairs. We are wanting to purchase ten new lounge chairs.

**New Business:** The board discussed the 2023 budget. Our Treasurer, Mrs. Carrie Siatunuu presented the budget. The board proposed a 6% increase on dues. Our insurance has gone up and we are trying to adjust to ensure sufficient funds for the year. The board has approved moving \$100K from the Checking Account to our Reserve Account. As a reminder \$50,000 in the Reserve Account is for insurance (Deductible \$25,000 and 3 months \$18,000 (\$6000/mo) = \$43,000).

Last annual meeting EV charging stations were brought up and the board is looking into this for future property enhancements.

The board has approved donating a small library ( through a Free Little Library) at the old bus stop for the community. Mrs. Carrie Siatunuu would be the person in charge of upkeep and providing the books.

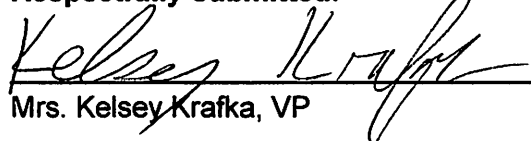
The Secretary and Treasurer terms are up for reelection.

Our next board meeting will be held on January 24, 2023 at 5:30 pm.

Our Annual Meeting will be held on January 24, 2023 as per By Laws at 6:30pm

**Adjournment:** There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 7:41 pm.

**Respectfully submitted:**

  
Mrs. Kelsey Krafska, VP

01/24/2023  
Date