

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 July 12, 2022, at 5:30 pm at the Beal Properties office.

**Officers and Quorum:** Present: President, Dr. Karl Trippe; Vice President, Mrs. Kelsey Krafka; Treasurer, Mrs. Carrie Siatunuu. Absent: Secretary, Mrs. Wynona Atnip; Director, Capt. K.I. Selinidis. Quorum requirements were not met. The president, Dr. Trippe, called the meeting to order at 5:45pm.

**Minutes:** The minutes of the 04/06/22 meeting were distributed to all board members before the meeting. There being no other corrections or additions, no motion was needed due to only 3 members in attendance. Minutes were approved by all.

**Financial information:** The treasurer and HOA manager discussed the cash flow and expenses that were distributed in the meeting agenda. The annual budget will be discussed during the Oct meeting to ensure it will be ready for the homeowners in January.

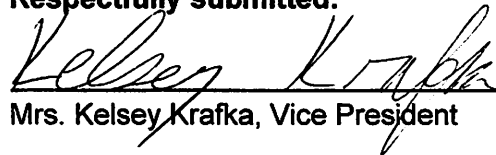
**Manager's Report:** The HOA manager discussed the management report. The properties delinquency status and violations reported were low. The board did not have any questions for the HOA manager.

**Unfinished Business:** The board is still waiting to hear about parking lot repair bids. The board asked if the HOA Maintenance & Delinquency Coordinator could reach out to the city to potentially fix our box that holds the water main or ask about the next steps to repair it. In the process of getting a bid to repair the leak at the entrance. The board discussed Chimney Caps/Windows/siding repairs.

**New Business:** None

**Adjournment:** There being no other business, a motion was made, seconded, and unanimously approved to adjourn the meeting at 6:48pm.

**Respectfully submitted:**

  
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Mrs. Kelsey Krafka, Vice President

\_\_\_\_\_  
Date