



903 S. Texas Ave
College Station TX 77845
979-764-2500

BOARD OF DIRECTORS MEETING AGENDA

April 20, 2021 @ 6PM

1. Call to Order - President

2. Review / Approve Previous Meeting Minutes - Secretary

3. Financial Report - Treasurer

- 2021 1st Quarter Financial Report
- Budget and Audit

4. Management Reports – Beal Properties

- Dues/Delinquency Status
- Violation Report
- Property and Project Updates
 - Benches
 - Fountains at both ponds
 - National Night Out
 - Homeowner Complaints
 - Website

5. Committee Reports

- Landscape Committee
- ACC Committee
- Social Committee

6. Unfinished Business

- Pool Opening 2021

7. New Business

- Erosion Around Ponds
 - Storm Water Solutions Bid
- Landscape
 - Repairing damage from ice storm
 - Mulching Schedule



903 S. Texas Ave
College Station TX 77845
979-764-2500

- Update on Board member meeting with The Ground Crew
- Pond Weed Control
 - Review Bids
- Water Well on CM Side
 - Presentation of bids for new well
- Annual Meeting Date
- Soda/Snack Machines at Pools
- Future Project Discussion

8. Adjourn

Annual Budget - Comparative

Properties: Creek Meadows HOA - 903 Texas Ave South College Station, TX 77840

As of: Mar 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Certified Letter Charge	27.60	0.00
CREEK MEADOWS HOA INCOME		
CM/ECM Homeowner Dues	359,335.74	427,547.17
CM/ECM Transfer Fees	805.00	5,250.00
CM/ECM Late Fees	855.00	2,000.00
CM/ECM Fines For Violations	225.00	250.00
CM/ECM Finance Charges	309.41	2,000.00
CM/ECM Pool Fob Income	525.00	3,750.00
CM/ECM Deed Restriction Income		
CM/ECM Property Damage	0.00	500.00
CM/ECM Cost of Collections	0.00	1,400.00
CM/ECM Cost of Enforcement/Lien Filed	0.00	250.00
Total CM/ECM Deed Restriction Income	0.00	2,150.00
Total CREEK MEADOWS HOA INCOME	362,055.15	442,947.17
CG II HOA INCOME		
CG II Deed Restriction Income		
CG II Cost of Collection	200.00	0.00
Total CG II Deed Restriction Income	200.00	0.00
Total CG II HOA INCOME	200.00	0.00
Total Operating Income	362,282.75	442,947.17
Expense		
Bank Fees/Office Expenses	15.60	0.00
CM/ECM Deed Restriction Expense	1,000.00	2,150.00
CM/ECM Decorations, Flags, & Signs	650.50	2,000.00
CM/ECM Fountains & Lakes		
CM/ECM Fountain Repair	0.00	1,900.00
CM/ECM Monthly Pond Dye & Maintenance	934.00	2,000.00
CM/ECM Pond Spraying - Weed Algae Control	0.00	4,500.00
Total CM/ECM Fountains & Lakes	934.00	8,400.00
CM/ECM Grounds Maint/Improvements		
CM/ECM Irrigation Repair	2,389.02	10,000.00
CM/ECM Landscape Maintenance	57,832.55	182,000.00
CM/ECM Lawn Spraying/Weed Control	0.00	10,000.00
CM/ECM Detention Pond Shredding	0.00	1,000.00
CM/ECM Tree Removal & Care	0.00	1,500.00
Total CM/ECM Grounds Maint/Improvements	60,221.57	204,500.00
CM/ECM Insurance		
CM/ECM Directors & Officers	0.00	4,500.00
CM/ECM General Liability	10,768.00	4,500.00
CM/ECM Property	0.00	4,500.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
Total CM/ECM Insurance	10,768.00	13,500.00
CM/ECM Legal & Professional Fees		
CM/ECM Accounting Fees	0.00	500.00
CM/ECM Legal Fees	100.00	6,000.00
Total CM/ECM Legal & Professional Fees	100.00	6,500.00
CM/ECM HOA Management Fees		
CM/ECM Beal Properties Management Fee	11,115.72	49,368.00
CM/ECM Oldham Goodwin ACC Review Fees	0.00	9,600.00
Total CM/ECM HOA Management Fees	11,115.72	58,968.00
CM/ECM Community Events	0.00	4,000.00
CM/ECM Annual Membership Meeting Expense	0.00	150.00
CM - Park Maintenance		
CM Clean & Repair Park Equipment	443.29	500.00
CM Park Trash Removal	648.50	3,600.00
Total CM - Park Maintenance	1,091.79	4,100.00
ECM - Park Maintenance		
ECM - Clean & Repair Park Equipment	439.41	500.00
ECM - Park Trash Removal	649.50	3,600.00
Total ECM - Park Maintenance	1,088.91	4,100.00
CM - Pool		
CM - Pool Janitorial Service	0.00	2,500.00
CM - Pool Annex Repairs	475.00	2,250.00
CM - Pool Annex Winterization	22.50	600.00
CM - Pool Monthly Maintenance & Chemicals	3,902.68	15,000.00
CM - Pool Equipment Repairs & Maintenance	0.00	1,000.00
CM - Pool Security Camera Utilities	480.11	2,000.00
Total CM - Pool	4,880.29	23,350.00
ECM - Pool		
ECM - Pool Janitorial Service	0.00	2,500.00
ECM - Pool Annex Repairs	450.00	1,000.00
ECM - Pool Annex Winterization	22.50	600.00
ECM - Pool Monthly Maintenance & Chemicals	2,614.45	10,000.00
ECM - Pool Equipment Repairs & Maintenance	0.00	1,000.00
ECM - Pool Security Camera Utilities	464.70	2,500.00
Total ECM - Pool	3,551.65	17,600.00
CM/ECM Postage & Delivery	0.00	500.00
CM/ECM Special Projects / Improvements	10,861.92	55,000.00
CM/ECM Website Expense	18.17	200.00
CM/ECM Utilites		
CM/ECM Electric	2,978.51	13,800.00
CM/ECM Sanitation / Sewer	766.86	1,400.00
CM/ECM Water and Irrigation	893.21	12,000.00
Total CM/ECM Utilites	4,638.58	27,200.00
CM/ECM Property Taxes	0.00	200.00
CM/ECM Transfer to Reserve	0.00	10,000.00
Total Operating Expense	110,936.70	442,418.00

Annual Budget - Comparative

Account Name	YTD Actual	Annual Budget
Total Operating Income	362,282.75	442,947.17
Total Operating Expense	110,936.70	442,418.00
NOI - Net Operating Income	251,346.05	529.17
Total Income	362,282.75	442,947.17
Total Expense	110,936.70	442,418.00
Net Income	251,346.05	529.17

Cash Flow

Beal Properties

Properties: Creek Meadows HOA - 903 Texas Ave South College Station, TX 77840

Date Range: 01/01/2021 to 03/31/2021 (Last Quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	Fiscal Year To Date
Operating Income & Expense		
Income		
Certified Letter Charge	27.60	27.60
CREEK MEADOWS HOA INCOME		
CM/ECM Homeowner Dues	359,335.74	359,335.74
CM/ECM Transfer Fees	805.00	805.00
CM/ECM Late Fees	855.00	855.00
CM/ECM Fines For Violations	225.00	225.00
CM/ECM Finance Charges	309.41	309.41
CM/ECM Pool Fob Income	525.00	525.00
Total CREEK MEADOWS HOA INCOME	362,055.15	362,055.15
CG II HOA INCOME		
CG II Deed Restriction Income		
CG II Cost of Collection	200.00	200.00
Total CG II Deed Restriction Income	200.00	200.00
Total CG II HOA INCOME	200.00	200.00
Total Operating Income	362,282.75	362,282.75
Expense		
Bank Fees/Office Expenses	15.60	15.60
CM/ECM Deed Restriction Expense	1,000.00	1,000.00
CM/ECM Decorations, Flags, & Signs	650.50	650.50
CM/ECM Fountains & Lakes		
CM/ECM Monthly Pond Dye & Maintenance	934.00	934.00
Total CM/ECM Fountains & Lakes	934.00	934.00
CM/ECM Grounds Maint/Improvements		
CM/ECM Irrigation Repair	2,389.02	2,389.02
CM/ECM Landscape Maintenance	57,832.55	57,832.55
Total CM/ECM Grounds Maint/Improvements	60,221.57	60,221.57
CM/ECM Insurance		
CM/ECM General Liability	10,768.00	10,768.00
Total CM/ECM Insurance	10,768.00	10,768.00
CM/ECM Legal & Professional Fees		
CM/ECM Legal Fees	100.00	100.00
Total CM/ECM Legal & Professional Fees	100.00	100.00
CM/ECM HOA Management Fees		
CM/ECM Beal Properties Management Fee	11,115.72	11,115.72
Total CM/ECM HOA Management Fees	11,115.72	11,115.72
CM - Park Maintenance		
CM Clean & Repair Park Equipment	443.29	443.29
CM Park Trash Removal	648.50	648.50
Total CM - Park Maintenance	1,091.79	1,091.79

Cash Flow

Account Name	Selected Period	Fiscal Year To Date
ECM - Park Maintenance		
ECM - Clean & Repair Park Equipment	64.41	64.41
ECM - Park Trash Removal	649.50	649.50
Total ECM - Park Maintenance	713.91	713.91
CM - Pool		
CM - Pool Annex Repairs	665.00	665.00
CM - Pool Annex Winterization	22.50	22.50
CM - Pool Monthly Maintenance & Chemicals	3,902.68	3,902.68
CM - Pool Security Camera Utilities	480.11	480.11
Total CM - Pool	5,070.29	5,070.29
ECM - Pool		
ECM - Pool Annex Repairs	635.00	635.00
ECM - Pool Annex Winterization	22.50	22.50
ECM - Pool Monthly Maintenance & Chemicals	2,614.45	2,614.45
ECM - Pool Security Camera Utilities	464.70	464.70
Total ECM - Pool	3,736.65	3,736.65
CM/ECM Special Projects / Improvements	10,861.92	10,861.92
CM/ECM Website Expense	18.17	18.17
CM/ECM Utilites		
CM/ECM Electric	2,978.51	2,978.51
CM/ECM Sanitation / Sewer	766.86	766.86
CM/ECM Water and Irrigation	893.21	893.21
Total CM/ECM Utilites	4,638.58	4,638.58
Total Operating Expense	110,936.70	110,936.70
NOI - Net Operating Income		
	251,346.05	251,346.05
Total Income	362,282.75	362,282.75
Total Expense	110,936.70	110,936.70
Net Income	251,346.05	251,346.05
Cash Flow	251,346.05	251,346.05
Beginning Cash	154,524.94	154,524.94
Beginning Cash + Cash Flow	405,870.99	405,870.99
Actual Ending Cash	343,625.51	343,625.51

Expense Distribution

Properties: Creek Meadows HOA - 903 Texas Ave South College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2021 to 03/31/2021 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits											
	03/17/2021	Creek Meadows HOA		15491903 Texas Baker Ave South Mead College Lp Station, TX 77840		2200	250.00	0.00	2983	03/17/2021	Move Out Refund
4600 - Homeowners Association Dues											
00001	01/21/2021	Creek Meadows HOA		15703903 Texas Buffalo Ave South Creek College Lp Station, TX 77840		2200	500.00	0.00	2959	01/21/2021	Overpayment of 2021 Dues
70094	02/08/2021	Creek Meadows HOA		3908 903 Texas Pawnee Ave South Creek College Ct Station, TX 77840		2200	500.00	0.00	2965	02/12/2021	Overpayment of 2021 Dues
							1,000.00	0.00			
4606 - Certified Letter Charge											
	01/03/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	6.90			Certified Letter Charge for 01/2021
	01/21/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	6.90			Certified Letter Charge for 01/2021
	01/31/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	6.90			Certified Letter Charge for 01/2021
	02/09/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	27.60	0.00	2966	02/19/2021	Certified Letter Charge for 02/2021
	03/17/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	6.90	6.90			Certified Letter Charge for 03/2021
							55.20	27.60			
4701 - CM/ECM Homeowner Dues											
00001	02/24/2021	Creek Meadows HOA		15703903 Texas Buffalo Ave South Creek College Lp Station, TX 77840		2200	1,250.00	0.00	2974, 2974, 2984	02/24/2021, 02/24/2021, 02/24/2021	Overpayment of 2021 Dues

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8010 - CM/ECM Deed Restriction Expense											
20-110818	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110817	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110816	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110815	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
20-110814	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	2969	02/19/2021	Collection
							1,000.00	0.00			
8020 - CM/ECM Decorations, Flags, & Signs											
12291	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	650.50	0.00	2946	01/07/2021	Flood Lights at Timber and CM Main
8032 - CM/ECM Monthly Pond Dye & Maintenance											
2020806	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	2948	01/07/2021	Estates Pond Dye
2020803	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	2948	01/07/2021	Creek Meadows
2020838	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	2948	01/07/2021	Estates Pond Dye
2020835	01/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	2955	01/18/2021	CM - December Pond Dye
2020870	02/11/2021	Creek Meadows HOA		903 Texas Ave South College	Oasis Pools	2200	107.06	0.00	2970	02/19/2021	ECM

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
2020868	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	2970	02/19/2021	CM
2020899	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	107.06	0.00	2978	03/09/2021	ECM Pond Dye
2021895	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	126.44	0.00	2978	03/09/2021	CM Pond Dye

934.00 0.00

8041 - CM/ECM Irrigation Repair

2099	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	589.96	0.00	2951	01/07/2021	Replace Controller
10356	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	40.00	0.00	2964	02/04/2021	
6894	02/02/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Ballard Water Well Company, LLC	2200	1,217.81	0.00	2961	02/04/2021	

1,847.77 0.00

8042 - CM/ECM Landscape Maintenance

2054	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2951	01/07/2021	November 2020
2158	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2951	01/07/2021	December 2020
2269	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2972	02/19/2021	January 2021
2371	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	14,593.45	0.00	2979	03/09/2021	February 2021

58,373.80 0.00

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8052 - CM/ECM General Liability											
F008765130-00110000	05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Farmers Insurance Exchange	2200	10,768.00	0.00	2947	01/07/2021	
8062 - CM/ECM Legal Fees											
44304	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	75.00	0.00	2969	02/19/2021	Filing Amended By-Laws
	03/09/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Secretary of State	2200	25.00	0.00	2981	03/09/2021	Certificate of Amendment Filing
							100.00	0.00			
8071 - CM/ECM Beal Properties Management Fee											
	01/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	2952	01/18/2021	January 2021 - Monthly Management Fee (802 doors x \$4.62)
	02/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	2966	02/19/2021	February 2021 - Monthly Management Fee (802 doors x \$4.62)
	03/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	3,705.24	0.00	2975	03/09/2021	March 2021 - Monthly Management Fee (802 doors x \$4.62)
							11,115.72	0.00			
8111 - CM Clean & Repair Park Equipment											
2099	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	378.88	0.00	2951	01/07/2021	Remove Graffiti From Culvert CM
12372	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	64.41	0.00	2987	03/26/2021	CM - Reset Timers After Ice Storm
							443.29	0.00			
8112 - CM Park Trash Removal											
	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	228.00	0.00	2945	01/07/2021	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Invoice 21	02/02/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.00	0.00	2962	02/04/2021	
22	03/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	2976	03/09/2021	
							648.50	0.00			

8121 - ECM - Clean & Repair Park Equipment

10487	01/18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	375.00	0.00	2957	01/18/2021	Power Wash Playground Equipment
12372	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Constant Current Electric	2200	64.41	0.00	2987	03/26/2021	ECM - Reset Timers After Ice Storm
							439.41	0.00			

8122 - ECM - Park Trash Removal

	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	228.00	0.00	2945	01/07/2021	
Invoice 21	02/02/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	211.00	0.00	2962	02/04/2021	
22	03/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Brian Thigpin	2200	210.50	0.00	2976	03/09/2021	
							649.50	0.00			

8132 - CM - Pool Annex Repairs

10506	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Clean Up Crew	2200	215.00	0.00	2950	01/07/2021	Replace Exterior Light Fixtures On CM Pool Annex
3214	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Twin City Plumbing LLC	2200	260.00	0.00	2991	03/26/2021	Pool Closet Water Leak
							475.00	0.00			

8133 - CM - Pool Annex Winterization

2135	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Robert Walker	2200	22.50	0.00	2980	03/09/2021	Winterize Pool Houses
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8134 - CM - Pool Monthly Maintenance & Chemicals											
2020804	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,027.22	0.00	2948	01/07/2021	November 2020 Cleaning and Chemicals
2020836	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	730.69	0.00	2948	01/07/2021	December 2020 Cleaning & Chemicals
2020863	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	811.88	0.00	2970	02/19/2021	January 2021 Cleaning & Chemicals
2021896	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	1,332.89	0.00	2978	03/09/2021	February 2021 Cleaning & Chemicals
							3,902.68	0.00			
8136 - CM - Pool Security Camera Utilities											
07707-139966-0141	14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	160.97	0.00	2956	01/18/2021	
07707-139966-0218	18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	160.97	0.00	2971	02/19/2021	CM Pool Phone & Internet
07707-139966-0326	26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	158.17	0.00	2989	03/26/2021	Monthly Internet & Phone
							480.11	0.00			
8142 - ECM - Pool Annex Repairs											
10454	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Stellar Roofing Specialties	2200	450.00	0.00	2988	03/26/2021	Pool Annex Roof Repair
8143 - ECM - Pool Annex Winterization											
2135	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Robert Walker	2200	22.50	0.00	2980	03/09/2021	Winterize Pool Houses
8144 - ECM - Pool Monthly Maintenance & Chemicals											
2020805	01/05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	681.43	0.00	2948	01/07/2021	
2020837	01/07/2021	Creek Meadows HOA		903 Texas Ave South College	Oasis Pools	2200	568.31	0.00	2948	01/07/2021	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
2020864	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	622.44	0.00	2970	02/19/2021	Pool Cleaning
2021898	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Oasis Pools	2200	742.27	0.00	2978	03/09/2021	ECM Monthly Pool Maintenance
							2,614.45	0.00			

8146 - ECM - Pool Security Camera Utilities

07707-148804-01#2	05/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	151.43	0.00	2949	01/07/2021	
07707-148804-01#2	26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	151.43	0.00	2963	02/04/2021	
07707-148804-03#2	11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	SuddenLink	2200	161.84	0.00	2982	03/11/2021	Estates Pool Phone/Internet
							464.70	0.00			

8160 - CM/ECM Special Projects / Improvements

2202	01/07/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	1,062.91	0.00	2951	01/07/2021	Remove Holiday Decor. & Replace Rose Bush
2319	03/01/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	2,165.00	0.00	2979	03/09/2021	Erosion Repair behind 4066 Crooked Creek
2102	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	The Ground Crew	2200	7,634.01	0.00	2990	03/26/2021	Monument Sign Landscaping
							10,861.92	0.00			

8180 - CM/ECM Website Expense

206177286	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Beal Properties	2200	18.17	0.00	2985	03/26/2021	GoDaddy Renewal
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8191 - CM/ECM Electric

2371989	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	460.33	0.00	2953	01/18/2021	ECM
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2306382	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.48	0.00	2953	01/18/2021	CM
2348555	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	23.07	0.00	2953	01/18/2021	ECM
2348556	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	2953	01/18/2021	ECM
2216139	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	595.50	0.00	2953	01/18/2021	CM
2293428	01/14/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.42	0.00	2953	01/18/2021	CM
2216139	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	540.91	0.00	2967	02/19/2021	Creek Meadows
2293428	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	20.42	0.00	2967	02/19/2021	CM
2306382	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.68	0.00	2967	02/19/2021	CM
2348555	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	22.57	0.00	2967	02/19/2021	ECM
2348556	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.18	0.00	2967	02/19/2021	ECM
2371989	02/11/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	298.85	0.00	2967	02/19/2021	ECM
2371989	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	316.32	0.00	2977	03/09/2021	ECM Electric
2348556	03/08/2021	Creek Meadows HOA		903 Texas Ave South College	Bryan Texas Utilities	2200	18.18	0.00	2977	03/09/2021	Timber Electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				Station, TX 77840							
2348555	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	25.21	0.00	2977	03/09/2021	Timber Electric
2306382	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	18.27	0.00	2977	03/09/2021	
2293428	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	19.64	0.00	2977	03/09/2021	
2216139	03/08/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Bryan Texas Utilities	2200	525.30	0.00	2977	03/09/2021	
							2,978.51	0.00			

8192 - CM/ECM Sanitation / Sewer

572947-23510401/	15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	129.76	0.00	2954	01/18/2021	ECM
544491-20993601/	15/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	125.86	0.00	2954	01/18/2021	CM
544491-20993602/	18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	125.86	0.00	2968	02/19/2021	
572947-23510402/	18/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	129.76	0.00	2968	02/19/2021	
544491-20993603/	26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	125.86	0.00	2986	03/26/2021	Creek Meadows
572947-23510403/	26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	College Station Utilities	2200	129.76	0.00	2986	03/26/2021	Estates
							766.86	0.00			

8193 - CM/ECM Water and Irrigation

102-8155-00	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	2960	01/26/2021	
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
102-0067-00	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	87.76	0.00	2960	01/26/2021	
102-4969-00	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	165.76	0.00	2960	01/26/2021	
102-8302-0	01/25/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	33.47	0.00	2960	01/26/2021	
102-0067-00	02/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	126.35	0.00	2973	02/23/2021	ECM Water
102-4969-00	02/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	188.76	0.00	2973	02/23/2021	CM Water
102-8155-00	02/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	32.05	0.00	2973	02/23/2021	ECM Water
102-8302-00	02/22/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	33.91	0.00	2973	02/23/2021	ECM Water
102-8302-00	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.87	0.00	2992	03/26/2021	Estates Timber
102-8155-00	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	29.15	0.00	2992	03/26/2021	Estates GP Trail
102-0067-00	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	75.65	0.00	2992	03/26/2021	Estates Cottonwood
102-4969-00	03/26/2021	Creek Meadows HOA		903 Texas Ave South College Station, TX 77840	Wellborn Special Utility District	2200	61.33	0.00	2992	03/26/2021	Estates CM Blvd
							893.21	0.00			
Total							113,476.30	27.60			



PROSPERITY BANK®

CREEK MEADOWS HOMEOWNERS ASSOCIATION
903 TEXAS AVE SOUTH
COLLEGE STATION TX 77840

Statement Date 3/31/2021
Account No ****3859
Page 1 of 1

6355

STATEMENT SUMMARY

TX Business Savings Account No ****3859

01/01/2021	Beginning Balance		\$37,206.44
	1 Deposits/Other Credits	+	\$9.33
	0 Checks/Other Debits	-	\$0.00
03/31/2021	Ending Balance	90 Days in Statement Period	\$37,215.77

DEPOSITS/OTHER CREDITS

Date	Description	Amount
03/31/2021	Accr Earning Pymt Added to Account	\$9.33

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date	Previous Year Total
Total Overdraft Fees	\$0.00	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance
01-01	\$37,206.44	03-31	\$37,215.77

EARNINGS SUMMARY

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

Interest Paid This Period	\$9.33	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$9.33	Days in Earnings Period	90

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101371 : 00635501





903 S. Texas Avenue
College Station, TX 77840
(979)764-2500 www.bealbcs.com

April 20, 2021

Creek Meadows Management Report

Delinquency Report: As of today, there are 55 homeowners past due for a total of \$36,032.90 owed to the HOA including late fees and interest which is down from almost \$51,000.00 owed this time last year. We are continuing to work on collecting that balance and have sent several of these accounts to the Attorney.

Property Status: 897 lots total. 95 of those are owned by the developer. We currently have 13 builder lots, 83 rentals (that were reported) and 706 Owner occupied residential units.

Violation Report: We are currently driving the property every other Monday. We have about 74 active violations. From January 1 – March 31, 111 violations were recorded and sent to homeowners, mostly trash cans and minor yard maintenance. However, in the older phases we are starting to see more and more issues that fall under Article 3.11, Repair of Improvements. These include paint on older homes fading (some severely), gutters in need of repair, garage doors that have been repaired or replaced but not repainted, pergolas and wooden play structures that need to be replaced, repaired or removed, and sheds that need to be painted, replaced or removed. On our next drive, we will begin focusing more attention on these issues and sending out more violations/1st warnings. We recommend allowing a little more time to make the necessary repairs, so we would like the Board to approve a 30 day window for corrections to be made under this specific Article 3.11. We would like homeowners to know that we will work with them on these larger scale violations. But, they need to communicate with us and give us specific and reasonable dates for when the work will be completed. ***Please note, that it is a violation (Article 3.12) to REMOVE any improvement located on the property without prior ACC written approval. To obtain this approval please follow the same procedures that you would to submit for the approval to add an improvement. Improvements include pergolas, play structures, sheds, pools, etc.**

The second issue facing the HOA now is the removal and replacement of dead trees, shrubs and plants on homeowner lots. We would like the Board to set a deadline for this work to be complete. After that date, we will begin issuing violations. Many homeowners have contacted us with regard to taking a “wait and see” approach with the plants in their yards. While we understand the desire to mitigate costs associated with replacing the dead plants, at this point we have received advisement from several professional landscape companies and feel confident that removal is inevitable. The main issue seems to be the Indian Hawthorne because there are

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green leaves on the bottoms. These plants are not “dead”, but any part of the plant that was above the snow level during the recent storms was, in effect, killed by the ice remaining for several days. Indian Hawthorne is an extremely slow growing shrub, and it will take years for them to reach the size and shape that they were prior to the storms. Unfortunately, they do need to be removed (OR all of the dead branches removed if the owner wants to wait for them to grow back). Some plants that DID survive the ice are the Dwarf Yaupon, and several species of the Boxwood shrub. Those would be considered good replacement options if the homeowners do not wish to put new Indian Hawthorne in. We highly suggest that owners who are in need of inspiration take a drive through the neighborhood. We have seen many flower beds recently redone in some very attractive and creative ways.

Committee Reports:

Landscape:

Following a 2/25 meeting of the landscape committee and a recent tour of the CM and ESTATES sides with Parker Long we submit the trailing report.

1. The landscape committee recommends priority attention to repairing or digging the pond water well deeper for the main pond on the CM side.
2. Priority attention is also required to the Estates side for erosion control with matting and seeding around the affected areas.
3. Weed control is also recommended in the CM main pond with introduction of Tilapia fish and eliminating roundup spraying around the pond.

Parker Long will report on bids to address these priority items.

Other less priority items and wish list will be discussed at the meeting.

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Architectural Control:

ACC Submissions 1/1/2021 - 3/31/2021

15 total requests - All approved.

Shed 4
Pergola 3
Exterior Paint Change 1
Pool 2
Whole home generator 1
Rain barrels 1
Patio extension 3

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