

The Woodsman Condominiums Homeowners Association, Inc.



2023 Annual Meeting
Saturday, December 9th
@10:00am



Beal Properties

3363 University Dr. Suite 215 • Bryan TX 77802
Business (979)764-2500 hoa@bealbcs.com

Woodsman Condominiums
2023 Annual Meeting Agenda
Saturday, December 9th @ 10:00am
Beal Properties office & Via Zoom

1. Roll Call
2. Proof of notice of meeting or waiver of notice
3. Reports of officers
4. Reports of Committees
5. Election of Directors
6. Unfinished Business
7. New Business
8. Next Board Meeting _____ 2024 @ _____
10. Adjournment



3363 University Dr Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcs.com

WOODSMAN CONDOMINIUMS HOMEOWNER'S ASSOCIATION, INC.

2023 ANNUAL MEETING PROXY

If you are unable to attend the Annual Meeting, Saturday, December 9th, 2023, in person, and wish to designate someone else to cast a vote in your stead, please complete the proxy below assigning your vote to another person or Association member who can attend.

Your proxy may be another Association member, or a member of the Board of Directors, or any other adult of your choice. Please note: Anyone voting who is NOT listed on the property deed of record MUST have a signed proxy in order to cast a ballot.

Proxy form must be returned by Thursday, December 7th by 5:00pm

If assigning your proxy to a Director or Beal Properties, please Email form to persia@bealbcs.com

Please Print Clearly

Property Address(es): _____

Printed Name of Owner(s): _____

Signature of Owner: (Must be Signed to be Valid) _____

Dated this _____ Day of _____, 2023.

2023 Annual Membership Meeting Proxy

The above signed hereby appoints: (Name of person who will be attending) _____ as their agent, and in their name and stead, to vote as their Proxy at the 2023 annual meeting of the Woodsmen Condominiums Homeowners Association, Inc. , according to the percentage of votes assigned to them, to act for them on all matters that come before the membership at the meeting as fully as if they were present. This proxy applies to the December 9th, 2023, annual meeting or subsequent adjourned meetings thereof, or Member vote and may be revoked by the above signed owner, in writing, at any time prior to the meeting.

For multiple parcels Owned, please list each address separately above or complete a separate Proxy form for each parcel owned.

Proxy form must be returned by Thursday, December 7th by 5:00pm

Beal Properties
3363 University Dr. E., Suite 215, Bryan, Texas 77802
(979)764-2500 www.bealbcs.com

Cash Flow

Beal Properties

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

Date Range: 01/01/2023 to 12/08/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

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	210.00	0.13	210.00	0.13
Homeowners Association Dues	110,446.69	70.89	110,446.69	70.89
Transfer from Reserve	40,000.00	25.68	40,000.00	25.68
Insurance Reimbursment	5,132.50	3.29	5,132.50	3.29
Total Operating Income	155,789.19	100.00	155,789.19	100.00
Expense				
HOA Dues - Refund of Overpayment	149.00	0.10	149.00	0.10
Electrical Repairs	1,244.51	0.80	1,244.51	0.80
General Maintenance	2,103.60	1.35	2,103.60	1.35
Insurance	33,358.88	21.41	33,358.88	21.41
Transfer to Reserves	12,000.00	7.70	12,000.00	7.70
Lawn/Property Maintenance	19,984.26	12.83	19,984.26	12.83
Membership Meeting Expense	35.00	0.02	35.00	0.02
Special Projects	37,943.00	24.36	37,943.00	24.36
Management Fee	7,200.00	4.62	7,200.00	4.62
Paint Supplies	96.93	0.06	96.93	0.06
Pest Control	2,500.58	1.61	2,500.58	1.61
Plumbing Expense	670.00	0.43	670.00	0.43
Porter Service	5,055.00	3.24	5,055.00	3.24
Professional Fees	417.50	0.27	417.50	0.27
Tax Expense	243.00	0.16	243.00	0.16
Trash Pick-up	4,365.92	2.80	4,365.92	2.80
Utilities	9,161.72	5.88	9,161.72	5.88
Utilities - electric	956.13	0.61	956.13	0.61
Utilities - Water	2,119.85	1.36	2,119.85	1.36
Total Operating Expense	139,604.88	89.61	139,604.88	89.61
NOI - Net Operating Income	16,184.31	10.39	16,184.31	10.39
Total Income	155,789.19	100.00	155,789.19	100.00
Total Expense	139,604.88	89.61	139,604.88	89.61
Net Income	16,184.31	10.39	16,184.31	10.39
Other Items				
Prepayments	-6,685.69		-6,685.69	
Net Other Items	-6,685.69		-6,685.69	

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Cash Flow	<u>9,498.62</u>		<u>9,498.62</u>	
Beginning Cash	1,034.10		1,034.10	
Beginning Cash + Cash Flow	10,532.72		10,532.72	
Actual Ending Cash	10,681.72		10,681.72	



Visit us online at ProsperityBankUSA.com

Statement Date 11/30/2023

1855 1 AV 0.498
THE WOODSMAN OWNERS ASSOCIATION INC
3363 UNIVERSITY DR E STE 215
BRYAN TX 77802-3470

Account No ****9650

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STATEMENT SUMMARY

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

11/01/2023	Beginning Balance		\$154,342.25
	2 Deposits/Other Credits	+	\$1,274.04
	0 Checks/Other Debits	-	\$0.00
11/30/2023	Ending Balance	30 Days in Statement Period	\$155,616.29

DEPOSITS/OTHER CREDITS

Date	Description	Amount
11/09/2023	Deposit	\$1,000.00
11/30/2023	Accr Earning Pymt Added to Account	\$274.04

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
11-01	\$154,342.25	11-09	\$155,342.25	11-30	\$155,616.29

EARNINGS SUMMARY

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

Interest Paid This Period	\$274.04	Annual Percentage Yield Earned	2.17 %
Interest Paid YTD	\$3,281.67	Days in Earnings Period	30

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The Woodsman 2024 Budget (Draft)

Account Name	Year to Date	2024 Budget
Operating Income & Expense		
Income		
Late Fees\NSF Rent	210.00	0.00
Homeowners Association Dues	110,140.69	110,856.00
Transfer from Reserve	40,000.00	0.00
Insurance Reimbursement	5,132.50	0.00
Total Operating Income	155,483.19	110,856.00
Expense		
HOA Dues - Refund of Overpayment	149.00	0.00
General Maintenance	4,115.04	5,000.00
Insurance	33,358.88	35,000.00
Transfer to Reserves	12,000.00	15,000.00
Lawn/Property Maintenance	19,984.26	20,000.00
Membership Meeting Expense	35.00	0.00
Special Projects	37,943.00	0.00
Management Fee	7,200.00	7,200.00
Pest Control	2,500.58	2,500.00
Porter Service	5,055.00	5,000.00
Professional Fees	417.50	500.00
Tax Expense	243.00	250.00
Trash Pick-up	4,365.92	4,500.00
Utilities	12,237.70	15,000.00
Total Operating Expense	139,604.88	109,950.00
Total Income	155,483.19	110,856.00
Total Expense	139,604.88	109,950.00
Net Income	15,878.31	906.00



December 8, 2023

Woodsman Condominiums Management Report

Delinquency Status: At the end of November, the total outstanding balance owed to the Association was \$1,124.14. Six accounts make up the total balance mainly consisting of unpaid Assessments, and late fees that were charged to the account.

Beal Properties will continue actively following up with the delinquent account holders via phone, mail, and email to ensure that the accounts are addressed promptly and efficiently to collect the outstanding fees owed to the association.

Violation Report: Majority of the violations that were found consist of Flowerbeds not being maintained, landscaping inside the patio areas not being maintained, personal items being left out in the common areas. Beal currently drives the subdivision every 2 weeks to report any and all Violations to the board.

Maintenance Report. As of today, Beal has received 30 service requests for 2023. Majority of the service request consist of general maintenance repairs, exterior pest control, exterior tree trimming, and exterior water leaks. All of the requests have been addressed and completed.

Beal would like to request your valuable input on any outstanding maintenance issues or future projects for the Association.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/3/2023

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 have ADDITIONAL INSURED provisions or 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 Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan TX 77803-3274	CONTACT NAME: Michele Lane, CISR
	PHONE (A/C, No, Ext): 817-349-2240 FAX (A/C, No): 817-347-6981 E-MAIL ADDRESS: mlane@higginbotham.net
INSURER(S) AFFORDING COVERAGE	NAIC #
License#: 2081754 THEWOOD-09 INSURER A: Wesco Insurance Company	25011
INSURED The Woodsman Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 742426627 **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 SUBR INSD VWP	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		WPP1990790 01	10/1/2023	10/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/POP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The General Liability policy includes a blanket automatic additional insured endorsement that provides additional insured status to the certificate holder only when there is a written contract that requires such status.

CERTIFICATE HOLDER For Information Only TX United States	CANCELLATION 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
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EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
10/3/2023

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 DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY Higginbotham Insurance Agency, Inc. 208 N Bryan Ave., Suite 12 Bryan, TX 77803-3274	PHONE (A/C. No. Ext): 817-349-2240	COMPANY Wesco Insurance Company
License#: 2081754		
FAX (A/C. No): 817-347-6981	E-MAIL ADDRESS: mlane@higginbotham.net	
CODE:	SUB CODE:	
AGENCY CUSTOMER ID #:		
INSURED The Woodsman Owners Association c/o Beal Properties 3363 University Drive East, Ste. 215 Bryan TX 77802	LOAN NUMBER	POLICY NUMBER WPP1990790 01
	EFFECTIVE DATE 10/01/2023	EXPIRATION DATE 10/01/2024
	<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED:		

PROPERTY INFORMATION

LOCATION/DESCRIPTION 2800 Longmire Dr., College Station TX 77845

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	PERILS INSURED				AMOUNT OF INSURANCE	DEDUCTIBLE
	BASIC	BROAD	X	SPECIAL		
	COVERAGE / PERILS / FORMS					
Building 1					930,000	10,000
Building 2					930,227	10,000
Building 3					1,095,491	10,000
Building 4					1,095,491	10,000
Building 5					939,607	10,000
Building 6					939,059	10,000
Building 7					826,608	10,000
Building 8					800,000	10,000
Building 9					800,000	10,000
Special (Including Theft); Replacement Cost						
100% Coinsurance						

REMARKS (Including Special Conditions)

Walls Out Building Ordinance & Law coverage covered under the property expanded endorsement Mechanical Equipment Breakdown coverage Crime Coverages Limit Of Insurance Employee Theft \$25,000 Forgery Or Alteration \$25,000 Money And Securities \$10,000/\$10,000
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CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS For Information Only TX United States	ADDITIONAL INSURED	LENDER'S LOSS PAYABLE	LOSS PAYEE
	MORTGAGEE		
	LOAN #		
AUTHORIZED REPRESENTATIVE 			

1A