

CANDLELIGHT VILLAGE BOARD MEETING  
AUGUST 26, 2021

Toni Myers of Beal Properties called the meeting to order at 5:58 pm.

Board members in attendance were Judy McIntyre, President; Cynthia Corley, Vice President; Karen Wyman, Treasurer and Juanita Boyd, Board member.

Toni presented the 2021 Financial Review indicating that the HOA was in the red over \$2,000.00.

Toni indicated a complaint has been received concerning the flowerbeds at Units 36, 37 and 38. The Board decided that the flowerbeds should just be kept off the sidewalk.

There were no violations reported.

A motion was made by Juanita and seconded by Cindy to grant Beal Properties permission to enter and inspect Unit 41 for possible water damage. The motion was unanimously approved. Toni is to call the owner and to also let the Board know the results of the inspection.

Toni presented an insurance summary of the roof damage caused by hail. The HOA can possibly receive \$93,121.23 if total recoverable depreciation is recovered. The HOA has currently received \$50,978.00 on this claim. Contact Toni if further clarification on the insurance claim is needed.

The Board asked Toni to get a bid to replace the bulk pickup sign that is unreadable. Toni will get a bid that is more weatherproof and submit to the Board for approval.

The Board took no action on the bids from Brazos Valley Solar Screens and Aggieland Gutters. The bid from Maroon Fencing and Roofing was not accepted.

Toni provided the Board information on Texas HOA Law-2021 Legislative Update.

After considering the 5-year projection budget, the Board proposed a dues increase. A motion was made by Cindy and seconded by Judy that a 20% increase in dues is effective October 1, 2021. The motion was unanimously approved.

Toni stated there was no need to vote on a 2021 Budget, as there was a 5-year projection budget.

Toni suggested that all positions on the Board be up for re-election at the Annual Meeting in January 2022. No date for the Annual Meeting was determined.

The owner of Unit 2 has not provided needed information to consider his request for installing drains or extending the unit's fence.

A motion was made by Judy and seconded by Karen that the bid from Grandchamp Roofing for \$95,000.00 be approved. The motion was unanimously approved.

The meeting adjourned at 7:25 pm.