



3363 University Drive East, Suite 215  
Bryan, TX 77802  
979-764-2500

## **BOARD OF DIRECTORS MEETING AGENDA**

**July 19, 2023 @ 5:30pm at Beal Properties**

- 1. Call to Order - President**
- 2. Review / Approve Previous Meeting Minutes - Secretary**
- 3. Financial Report - Treasurer**
  - 2023 2nd Quarter Financial Report
- 4. Management Reports – Beal Properties**
  - Dues/Delinquency Status
  - Violation Report
  - Property and Project Updates
- 5. Committee Reports**
  - Landscape Committee
  - ACC
  - Social Committee
- 6. Unfinished Business**
  - Funding for CM Pool and Deck Repair
  - Drainage work along Royder Road
  - Update on Delinquent Accounts
  - CM Stone columns/stone benches – Remove or repair
- 7. New Business**
  - Board Vacancy
  - Parking of Commercial Vehicles
  - New Legislative Updates
  - Discussion about 2024 budget planning
- 8. Adjourn**



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Homeowner's are invited to attend the meeting and observe.

\*Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (Except while in Executive Session), they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting.

As such, should a homeowner have a specific issue that they would like the Board of Directors to consider, or respond to, you may submit your request to the Management Office, no later than 5:00pm on Wednesday, July 5th. If approved by the Board of Directors, your matter will be added to the agenda, and you will be provided an opportunity to address the Board. The Board may also elect to address the matter with you directly.

This does not apply to those who are appealing a fine for a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.

If you have any questions or concerns, please feel free to contact us at your earliest convenience.

**Topic: Creek Meadows HOA Board Meeting**

**Time: Jul 19, 2023 06:00 PM Central Time (US and Canada)**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/82858227980?pwd=M0JwdVdzaVN0N0NHZUxlnNdPSmJyQT09>**

**Meeting ID: 828 5822 7980**

**Passcode: 132868**

Meeting of the Board of Directors  
Creek Meadows Owners Association  
Offices of Beal Properties  
Meeting Minutes April 6, 2023 (APPROVED)

**Members Present:**

Summer Burns, President  
Jeffrey Day, Vice President  
Jon Bova, Treasurer  
Elizabeth Earle, Secretary  
Ronnie Keys, Director  
Parker Long, Director

**Others Present:**

Lara Lewis, Assistant Director Beal Properties

1. President call to order at 6:01 p.m.
2. Approve previous meeting minutes  
Jeff Day motioned to approve, Jon Bova seconded. All voted in favor.
3. Financial report
  - a. 2023 1<sup>st</sup> quarter financial report – see report in homeowner packet. On track with expenses so far this year.
4. Management report – Beal properties
  - a. Dues/delinquency status
    - i. \$59,512.48 is owed to the association, which includes interest through March and fines, mailing fees, etc. It is not all dues.
    - ii. Have collected 2 delinquent accounts who paid in full. 5 others are being handled by the Association attorney. At this point, all outstanding balances are delinquent if they are unpaid. We will be sending another round of 45-day final notices.
  - b. Violation report
    - i. There are multiple violations this time, primarily for lawn maintenance. Beal is paying more attention to lawns, pressure washing, dead plants, paint on homes, etc. A notice was sent to homeowner informing them of the focus for Spring.
    - ii. Beal has identified a few more that need paint. Several on the original list have since been repainted.
  - c. Property and project updates
    - i. property status – There was another large turnover of lots to the builder (Stylecraft). Construction had all but stopped over the last few months, but there are a few houses under construction now.
    - ii. Dead trees at the Estates entrance have been replaced, another tree by the Creek Meadows pool has been removed.
    - iii. Ditch on Victoria is done.
5. Committee reports
  - a. Landscape – Grass and weeds noticed inside the CM pool enclosure. Landscaper will be reminded to treat. Bushes outside between the pond and fence haven't been trimmed and are growing into the pool area through the fence. Estates pool landscaping looked good.
  - b. ACC – 8 requests. 7 approved, 1 pending. Projects included new AC units, pollinator garden, driveway extension, sheds. One still pending is for a dog kennel.
  - c. Social – Egg hunt is Saturday at noon. Will be in the field across from the CM pool. There will be a train, obstacle course, a face painter, popcorn, cotton candy, ice cream truck with snacks available for cash or card. Trish will email the flyer to Lara to send out.

## 6. Unfinished business

- a. Hoop Pros insurance claim – CM pool deck and replaster – the vendor's insurance company denied the claim, and they are not responding. The only option left to the Association is to file a lawsuit against the vendor, forcing him to go to his insurance money to pay. Lara talked to the Association's insurance agent to see if there are any options there. Because it involves vendor negligence, we might not get anything out of our insurance company. It would most likely have to come from his through a lawsuit. The Board will need to speak to an attorney and make a decision regarding this issue.
- b. Pool and deck repairs – Beal sent a bid with one option to make repairs to the pool deck. The pool itself will need to be replastered but draining it and doing a light acid wash in preparation for summer made it brighter. It was suggested by a Board member that we wait to replaster both pools at the same time, but it was discussed and that would be a huge expense, and they will not both need it at the same time. The Estates pool plaster is much newer. If the decision is to replaster, it won't be done until the pool closes, over the winter. In the meantime, the pool company is going to scrape up the tape on the deck and put fresh tape down.
- c. Funding for CM pool deck and pool repair – Funding options include taking money from the reserve account, taking out a loan or requesting a vote on a special assessment. Those options will be discussed further once a plan is in place.
- d. Drainage work on Shady Brook Pass has been completed. Next project will be the detention pond on Royder for the Estates side.

## 7. New business

- a. Discuss liens/lawsuits for 5 delinquent accounts (executive session)
- b. CM stone columns, stones, and benches
  - i. Columns right in front of CM pool. Kids climb on these and jump off. It would be easy to take them out and they are a liability. We can turn it into a flower bed or use pavers and have it be flat, could do a flagpole, or could put a light, there is already electricity. Lara will get a bid on taking these down and getting a flagpole, pavers.
  - ii. Benches by the basketball court. Could knock them down, but they are actually useful as a bench. If you take those down, what do you put there? Flowerbeds? Cement them in. There is dirt underneath. We should look at getting regular benches that can withstand the weather to replace them. There is furniture at the park, picnic tables. That company makes benches. We could buy the same ones and put two on each end. Lara will get a bid.
- c. Reserve study/assessments – A reserve study is typically done by condos, townhomes, etc. They have huge outlays of money and upkeep for the buildings. More and more associations are wanting to do a reserve study. It is around \$4500, and they look at everything owned or maintained by the association. They look at the current condition – including pool, decks, roofs, ponds, landscaping, and give you a 20-30 year view of what your outlay of cash will look like. Tells you how much you have in savings, and how much you need to be putting into savings every month or year so that you have it to cover these costs. They will make a recommendation of where your dues need to be to save the amount you will need. They will give you a 5 or 7-year update included in that price. Lara will get a quote and send an example.
- d. Park vandalism/video camera – 4 kids, who looked like middle schoolers, jumped the fence at the pool the other day. We were still putting water back in the pool so that was not safe. One person was identified, but they don't live in the neighborhood. Got a call from principal at Greens Prairie, last Saturday, young people had climbed up on the awning where the parking lot is and were running around on the roof of the school, threw giant pieces of Austin stone through two windows and broke them. There is no Austin stone on that building or anywhere around. So she has asked if the board would approve us sending a message to homeowners saying hey this happened, would you keep an eye out. And call the police if you see anything. This affects everyone - we are paying to put up new benches, to tear columns down. There is

some crossover between the kids doing things in our neighborhood and over there. Lara will send an email.

- e. Executive Session – In Executive Session the Board discussed 2 ongoing homeowner delinquency issues. A motion and second were made to move forward with lawsuits against both parties. All voted in favor. Estimated cost for the suits is \$500.00 each. The attorney will seek to recover legal expenses as part of the judgement. The Board further moved to adopt a standard procedure of turning all accounts over to collections once they reach 24 months delinquent.

- f. The ones starred in the packet will be up next year.

8. Adjourn – president adjourns 7:44

Creek Meadows HOA July 19<sup>th</sup> 2023 Meeting

Financial update

Capital as of 4/17/2023: \$290,210.37

- Current Cash: \$232,640.00
- Reserves: \$57,530.37

	Budget	Actual (YTD)	%
Total Income (6/30)	\$429,000.00	\$417,844.56	97.4%
Total Expenses (7/17)	\$428,945.00	\$256,137.08	60%

We are currently at 60% of expected expenses for year. Most recent income statement (June 30<sup>th</sup>) was \$417,844.56 which is 97.4% of anticipated income. Expenses so far this year include \$29,847.47 worth of special projects and \$6,490.05 of general repairs.

Overall we are on track for 2023.

**Cash Flow**

Beal Properties

Active Properties Owned By: Creek Meadows

Display by Ownership %: No

Date Range: 04/01/2023 to 06/30/2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Interest Income	172.20	0.51	680.46	0.16
Pool Fobs	0.00	0.00	25.00	0.01
Late Fees\NSF Rent	0.00	0.00	50.00	0.01
Homeowners Association Dues	1,000.00	2.95	3,000.00	0.72
Fines for violations	29.75	0.09	204.75	0.05
Transfer Fee	35.00	0.10	35.00	0.01
Certified Letter Charge	-45.08	-0.13	-37.91	-0.01
<b>CREEK MEADOWS HOA INCOME</b>				
CM/ECM Homeowner Dues	27,938.10	82.40	403,141.83	96.48
CM/ECM Transfer Fees	700.00	2.06	1,330.00	0.32
CM/ECM Late Fees	0.00	0.00	35.00	0.01
CM/ECM Fines For Violations	2,074.32	6.12	4,089.25	0.98
CM/ECM Finance Charges	771.55	2.28	2,456.66	0.59
CM/ECM Pool Fob Income	725.00	2.14	1,150.00	0.28
<b>CM/ECM Deed Restriction Income</b>				
CM/ECM Cost of Collections	225.00	0.66	1,025.00	0.25
<b>Total CM/ECM Deed Restriction Income</b>	<b>225.00</b>	<b>0.66</b>	<b>1,025.00</b>	<b>0.25</b>
<b>Total CREEK MEADOWS HOA INCOME</b>	<b>32,433.97</b>	<b>95.66</b>	<b>413,227.74</b>	<b>98.90</b>
Certified Mail Charges Recovered	280.93	0.83	647.52	0.15
NSF Penalty	0.00	0.00	12.00	0.00
<b>Total Operating Income</b>	<b>33,906.77</b>	<b>100.00</b>	<b>417,844.56</b>	<b>100.00</b>
<b>Expense</b>				
Collections	-200.00	-0.59	-400.00	-0.10
Bank Fees/Office Expenses	0.00	0.00	151.80	0.04
HOA Dues - Refund of Overpayment	294.55	0.87	294.55	0.07

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Legal Fees	578.85	1.71	578.85	0.14
Admin Fee / Credit card fee	134.84	0.40	259.69	0.06
Utilities - Water	0.00	0.00	224.13	0.05
CM/ECM Decorations, Flags, & Signs	140.00	0.41	140.00	0.03
<b>CM/ECM Fountains &amp; Lakes</b>				
CM/ECM Pond Spraying - Weed Algae Control	1,940.67	5.72	1,940.67	0.46
<b>Total CM/ECM Fountains &amp; Lakes</b>	<b>1,940.67</b>	<b>5.72</b>	<b>1,940.67</b>	<b>0.46</b>
<b>CM/ECM Grounds Maint/Improvements</b>				
CM/ECM Irrigation Repair	763.25	2.25	763.25	0.18
CM/ECM Landscape Maintenance	69,112.37	203.83	121,072.37	28.98
<b>Total CM/ECM Grounds Maint/Improvements</b>	<b>69,875.62</b>	<b>206.08</b>	<b>121,835.62</b>	<b>29.16</b>
<b>CM/ECM Insurance</b>				
CM/ECM General Liability	0.00	0.00	2,227.00	0.53
CM/ECM Property	0.00	0.00	10,307.00	2.47
<b>Total CM/ECM Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>12,534.00</b>	<b>3.00</b>
<b>CM/ECM Legal &amp; Professional Fees</b>				
CM/ECM Legal Fees	225.00	0.66	1,381.25	0.33
<b>Total CM/ECM Legal &amp; Professional Fees</b>	<b>225.00</b>	<b>0.66</b>	<b>1,381.25</b>	<b>0.33</b>
<b>CM/ECM HOA Management Fees</b>				
CM/ECM Beal Properties Management Fee	12,352.95	36.43	24,310.40	5.82
<b>Total CM/ECM HOA Management Fees</b>	<b>12,352.95</b>	<b>36.43</b>	<b>24,310.40</b>	<b>5.82</b>
CM/ECM Community Events	1,656.53	4.89	2,143.66	0.51
CM/ECM Office Supplies	628.45	1.85	628.45	0.15
<b>CM - Park Maintenance</b>				
CM Clean & Repair Park Equipment	500.00	1.47	1,654.07	0.40
CM Park Trash Removal	800.00	2.36	1,200.00	0.29
<b>Total CM - Park Maintenance</b>	<b>1,300.00</b>	<b>3.83</b>	<b>2,854.07</b>	<b>0.68</b>
<b>ECM - Park Maintenance</b>				
ECM - Clean & Repair Park Equipment	0.00	0.00	260.00	0.06
ECM - Park Trash Removal	800.00	2.36	1,200.00	0.29
<b>Total ECM - Park Maintenance</b>	<b>800.00</b>	<b>2.36</b>	<b>1,460.00</b>	<b>0.35</b>
<b>CM - Pool</b>				
CM - Pool Janitorial Service	507.50	1.50	507.50	0.12
CM - Pool Annex Repairs	2,412.03	7.11	2,744.03	0.66



## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
CM - Pool Annex Winterization	0.00	0.00	60.00	0.01
CM - Pool Monthly Maintenance & Chemicals	3,829.27	11.29	8,041.44	1.92
CM - Pool Equipment Repairs & Maintenance	243.56	0.72	779.40	0.19
CM - Pool Security Camera Utilities	533.04	1.57	1,044.38	0.25
<b>Total CM - Pool</b>	<b>7,525.40</b>	<b>22.19</b>	<b>13,176.75</b>	<b>3.15</b>
<b>ECM - Pool</b>				
ECM - Pool Janitorial Service	1,427.50	4.21	1,477.50	0.35
ECM - Pool Annex Repairs	255.08	0.75	494.08	0.12
ECM - Pool Monthly Maintenance & Chemicals	2,554.49	7.53	5,474.34	1.31
ECM - Pool Equipment Repairs & Maintenance	1,527.60	4.51	1,906.48	0.46
ECM - Pool Security Camera Utilities	585.77	1.73	1,094.03	0.26
<b>Total ECM - Pool</b>	<b>6,350.44</b>	<b>18.73</b>	<b>10,446.43</b>	<b>2.50</b>
CM/ECM Special Projects / Improvements	6,975.00	20.57	6,975.00	1.67
<b>CM/ECM Utilites</b>				
CM/ECM Electric	3,468.77	10.23	7,218.40	1.73
CM/ECM Sanitation / Sewer	783.90	2.31	1,829.10	0.44
CM/ECM Water and Irrigation	6,131.56	18.08	6,816.23	1.63
<b>Total CM/ECM Utilites</b>	<b>10,384.23</b>	<b>30.63</b>	<b>15,863.73</b>	<b>3.80</b>
CM/ECM Pool Fob Expense	232.74	0.69	232.74	0.06
<b>Total Operating Expense</b>	<b>121,195.27</b>	<b>357.44</b>	<b>217,031.79</b>	<b>51.94</b>
<b>NOI - Net Operating Income</b>	<b>-87,288.50</b>	<b>-257.44</b>	<b>200,812.77</b>	<b>48.06</b>
Total Income	33,906.77	100.00	417,844.56	100.00
Total Expense	121,195.27	357.44	217,031.79	51.94
<b>Net Income</b>	<b>-87,288.50</b>	<b>-257.44</b>	<b>200,812.77</b>	<b>48.06</b>
<b>Other Items</b>				
Prepayments	1,131.39		-78,965.73	
<b>Net Other Items</b>	<b>1,131.39</b>		<b>-78,965.73</b>	
<b>Cash Flow</b>	<b>-86,157.11</b>		<b>121,847.04</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	346,665.66		138,161.51	
Beginning Cash + Cash Flow	260,508.55		260,008.55	
Actual Ending Cash	260,803.10		260,803.10	

## Expense Distribution

Active Properties Owned By: Creek Meadows

Payees: All

Bill Date Range: 04/01/2023 to 06/30/2023

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>4606 - Certified Letter Charge</b>											
	04/14/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	7.53	0.00	3309	06/09/2023	Certified Letter Charge for 04/2023
	04/20/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	0.00	3309	06/09/2023	Certified Letter Charge for 04/2023
	05/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	22.02	0.00	3309	06/09/2023	Certified Letter Charge for 05/2023
	06/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	0.00	3320	07/07/2023	Certified Letter Charge for 06/2023
							38.69	0.00			
<b>6101 - HOA Dues - Refund of Overpayment</b>											
	06/08/2023	Creek Meadows HOA	15229 Still Water Meadow Loop	3363 University Drive East Suite 215 Bryan, TX 77802	Stylecraft Builders Inc	2200	294.55	0.00	3308	06/08/2023	Stylecraft Builders Inc, Creek Meadows HOA - 15229 Still Water Meadow Loop: Move Out Refund
<b>6473 - Legal Fees</b>											
48503	04/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	578.85	0.00	3289	04/10/2023	legal/professional fees
<b>8020 - CM/ECM Decorations, Flags, &amp; Signs</b>											
2747	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	90.00	0.00	3306	05/10/2023	Install Pool Signs

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
15128	06/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	50.00	0.00	3315	06/09/2023	Hang Pool Sign
							140.00	0.00			
<b>8034 - CM/ECM Pond Spraying - Weed Algae Control</b>											
2643	04/13/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	1,056.67	0.00	3294	04/14/2023	Pond Treatment
2776	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Trophy Fisheries	2200	884.00	0.00	3317	06/09/2023	Pond management - Bi-Weekly
							1,940.67	0.00			
<b>8041 - CM/ECM Irrigation Repair</b>											
12482	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	625.00	0.00	3299	05/10/2023	Irrigation Repairs
12697	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	138.25	0.00	3312	06/09/2023	Irrigation Services on rotors and swing joints
							763.25	0.00			
<b>8042 - CM/ECM Landscape Maintenance</b>											
INV-62	04/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	6,772.14	0.00	3288	04/10/2023	Tree Install
12323	04/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	17,861.25	0.00	3288	04/10/2023	March Landscape Maintenance
12403	04/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	2,264.04	0.00	3288	04/10/2023	Maintenance Service - Ditch Cleaning and Grading
465615509	04/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	1,699.53	0.00	3291	04/10/2023	Remove/ Cutdown

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
171738	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Parker Long	2200	219.56	0.00	3300	05/10/2023	Reimbursement for Grass Seed
12523	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	20,567.50	0.00	3299	05/10/2023	Landscape Maintenance - April
	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	17,861.25	0.00	3312	06/09/2023	Landscape Maintenance - May
12784	06/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	1,867.10	0.00	3312	06/09/2023	50% deposit on landscape work
							69,112.37	0.00			
<b>8062 - CM/ECM Legal Fees</b>											
9957	04/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	225.00	0.00	3287	04/10/2023	Review and Analyze, Draft and revise, additional correspondence with client
<b>8071 - CM/ECM Beal Properties Management Fee</b>											
	04/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,117.65	0.00	3292	04/13/2023	April 2023 - Monthly Management Fee (802 doors x \$4.62)
	05/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,117.65	0.00	3298	05/10/2023	May 2023 - Monthly Management Fee (802 doors x \$4.62)
	06/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,117.65	0.00	3309	06/09/2023	June 2023 - Monthly Management Fee (802 doors x \$4.62)
							12,352.95	0.00			
<b>8080 - CM/ECM Community Events</b>											
113-6415081-501704518/	04/18/2023	Creek Meadows HOA		3363 University Drive East Suite	Beal Properties	2200	586.73	0.00	3295	04/19/2023	Reimbursement For Easter Eggs -

# Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
142	05/08/2023	Creek Meadows HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	All Aboard Fun Train	2200	676.00	0.00	3297	05/10/2023	Charged to Credit Card Spring Fest
	06/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Trish Gorzycki	2200	143.80	0.00	3311	06/09/2023	Easter Event Expenses
CM Easter Event	06/13/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Trish Gorzycki	2200	250.00	0.00	3318	06/13/2023	Payment for missing two hours
<b>8100 - CM/ECM Office Supplies</b>							1,656.53	0.00			
408378	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ray Criswell Distributing Company	2200	628.45	0.00	3304	05/10/2023	Supplies
<b>8111 - CM Clean &amp; Repair Park Equipment</b>											
11601	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	500.00	0.00	3305	05/10/2023	Power washed playground -2
<b>8112 - CM Park Trash Removal</b>											
0027	04/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3296	04/28/2023	Trash Service - April CM
0021	05/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3307	05/25/2023	May Porter Service
114	06/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3319	06/30/2023	Monthly Trash Pick Up - Creek Meadows
<b>8122 - ECM - Park Trash Removal</b>							600.00	0.00			
0028	04/28/2023	Creek Meadows HOA		3363 University Drive East Suite	Ruben Foster	2200	200.00	0.00	3296	04/28/2023	Trash Service - April ECM

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
0020	05/25/2023	Creek Meadows HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3307	05/25/2023	May Porter Service
114	06/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3319	06/30/2023	Monthly Trash Pick Up
<b>8131 - CM - Pool Janitorial Service</b>											
11753	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	507.50	0.00	3305	05/10/2023	Power washed & cleaned pool furniture
<b>8132 - CM - Pool Annex Repairs</b>											
1289	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Cole Parker	2200	786.00	0.00	3303	05/10/2023	Repaired water fountain & both flush valves to restrooms
30228	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	McCaffey Electric CO. INC.	2200	327.03	0.00	3301	05/10/2023	Inspected & Installed New Timer Clock
20231793	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,299.00	0.00	3314	06/09/2023	Pool Deck Maintenance
							2,412.03	0.00			
<b>8134 - CM - Pool Monthly Maintenance &amp; Chemicals</b>											
20230798	04/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	880.09	0.00	3290	04/10/2023	Monthly Maintenance - February - 15541 Creek Meadows
20230821	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,475.57	0.00	3302	05/10/2023	Monthly maintenance - March

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
20231755	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,473.61	0.00	3314	06/09/2023	Monthly Maintenance- April
							3,829.27	0.00			
<b>8135 - CM - Pool Equipment Repairs &amp; Maintenance</b>											
20231800	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	243.56	0.00	3314	06/09/2023	Yearly maintenance
<b>8136 - CM - Pool Security Camera Utilities</b>											
07707-139966-01-104/25/2023	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.68	0.00	ACH	04/25/2023	15541 N Creek MDW BLVD
07707-139966-01-105/25/2023	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.68	0.00	ACH	05/25/2023	15541 N Creek Meadows
07707-139966-01-106/25/2023	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	177.68	0.00	ACH	06/25/2023	15541 N Creek Meadows Pool
							533.04	0.00			
<b>8141 - ECM - Pool Janitorial Service</b>											
11753	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	507.50	0.00	3305	05/10/2023	Power washed & cleaned pool furniture
11757	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	320.00	0.00	3305	05/10/2023	April Pool House Cleaning
11774	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	600.00	0.00	3316	06/09/2023	Pool House Cleaning - May + additional services
							1,427.50	0.00			
<b>8142 - ECM - Pool Annex Repairs</b>											
1311	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX	Cole Parker	2200	90.00	0.00	3303	05/10/2023	Turned water on to building



## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
30207	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	McCaffety Electric CO. INC.	2200	165.08	0.00	3313	06/09/2023	Pool House Breaker Tripping
<b>8144 - ECM - Pool Monthly Maintenance &amp; Chemicals</b>											
20230800	04/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	656.55	0.00	3290	04/10/2023	Monthly Maintenance - February - 15751 Cottonwood
20230823	05/08/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	929.43	0.00	3302	05/10/2023	Monthly Pool maintenance - March
20231757	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	968.51	0.00	3314	06/09/2023	Monthly Pool Maintenance - April
							<b>2,554.49</b>	<b>0.00</b>			
<b>8145 - ECM - Pool Equipment Repairs &amp; Maintenance</b>											
20231802	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	409.19	0.00	3314	06/09/2023	Yearly maintenance
20231788	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	847.38	0.00	3314	06/09/2023	New Waterfall motor
20231790	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	168.53	0.00	3314	06/09/2023	Repaired Small Water Leak
20231789	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	102.50	0.00	3314	06/09/2023	Replaced Stem Valve O-Ring
							<b>1,527.60</b>	<b>0.00</b>			
<b>8146 - ECM - Pool Security Camera Utilities</b>											
07707-148804-01-204/10/2023	07707-148804-01-204/10/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX	Optimum	2200	195.46	0.00	ACH	04/10/2023	15751 Cottonwood Creek LN

**Expense Distribution**

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
07707-148804-01-205/11/2023	07707-148804-01-205/11/2023	Creek Meadows HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	195.15	0.00	ACH	05/11/2023	15751 Cottonwood Creek Ln
07707-148804-01-206/10/2023	07707-148804-01-206/10/2023	Creek Meadows HOA		77802 3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	195.16	0.00	ACH	06/10/2023	15751 Cottonwood Creek Ln
							585.77	0.00			
<b>8160 - CM/ECM Special Projects / Improvements</b>											
1516	04/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	H3 Construction Services, LLC	2200	6,475.00	0.00	3286	04/10/2023	Shady Brook Pass removal of trees and brush
1517	04/13/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	H3 Construction Services, LLC	2200	500.00	0.00	3293	04/14/2023	Shady Brook Pass - Dump Truck X's 2 full of dirt and spread
							6,975.00	0.00			
<b>8191 - CM/ECM Electric</b>											
2371989	04/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	453.23	0.00	ACH	04/25/2023	15751 Cottonwood Creek Ln
2216139	04/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	463.97	0.00	ACH	04/28/2023	15541 N Creek Meadow BLVD
2293428	04/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.03	0.00	ACH	04/26/2023	4401 Silver Brook CT
2306382	04/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.82	0.00	ACH	04/26/2023	15521 Baker Meadow Loop Sign
2348555	04/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.16	0.00	ACH	04/26/2023	15729 Timber Creek Ln #A
2348556	04/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	04/26/2023	15729 Timber Creek Ln #B

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2371989	05/23/2023	Creek Meadows HOA		215 Bryan, TX 77802 3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	575.29	0.00	ACH	05/23/2023	15751 Cottonwood Creek LN
2348555	05/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.24	0.00	ACH	05/25/2023	15729 Timber Creek LN # A
2348556	05/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	05/25/2023	15729 Timber Creek LN # B
2306382	05/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.92	0.00	ACH	05/25/2023	15521 Baker Meadow Loop Sign
2293428	05/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.15	0.00	ACH	05/25/2023	4401 Silver Brook Ct
2216139	05/25/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	584.32	0.00	ACH	05/25/2023	15541 N Creek Meadow BLVD
2371989	06/23/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	564.30	0.00	ACH	06/23/2023	15751 Cottonwood Creek LN
2216139	06/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	595.90	0.00	ACH	06/26/2023	15541 N Creek Meadows BLVD
2293428	06/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.03	0.00	ACH	06/26/2023	4401 Silver Brook Ct
2306382	06/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.63	0.00	ACH	06/26/2023	15521 Baker Meadow Loop Sign
2348555	06/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.24	0.00	ACH	06/26/2023	15729 Timber Creek #A

### Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2348556	06/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	06/26/2023	15729 Timber Creek #B
<b>8192 - CM/ECM Sanitation / Sewer</b>							<b>3,468.77</b>	<b>0.00</b>			
544491-209936	04/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	04/26/2023	15541 Creek Meadow BLVD N
572947-235104	04/26/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.86	0.00	ACH	04/26/2023	15751 Cottonwood Creek LN
572947-235104	05/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.86	0.00	ACH	05/30/2023	15751 Cottonwood Creek Ln
544491-209936	05/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	05/30/2023	15541 Creek Meadow BLVD
544491-209936	06/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	06/28/2023	15541 Creek Meadow BLVD N
572947-235104	06/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.86	0.00	ACH	06/28/2023	15751 Cottonwood Creek Ln
<b>8193 - CM/ECM Water and Irrigation</b>							<b>783.90</b>	<b>0.00</b>			
102-8155-00	05/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	05/01/2023	Greens Prairie TR Irrigation
102-8302-00	05/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	05/01/2023	Timber Dr
102-0067-00	05/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	1,283.59	0.00	ACH	05/01/2023	15751 Cottonwood Creek Ln Irrigation

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
102-4969-00	05/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	2,122.03	0.00	ACH	05/01/2023	15541 Creek Meadow BLVD Irrigation
102-4969-00	05/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	687.18	0.00	ACH	05/31/2023	15541 Creek Meadows Blvd Irrigation
102-8302-00	05/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	87.61	0.00	ACH	05/31/2023	Timber Dr
102-0067-00	05/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	534.01	0.00	ACH	05/31/2023	15751 Cottonwood Creek Ln - Irrigation
102-8155-00	05/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	05/31/2023	Greens Prairie TR - Irrigation
102-8155-00	06/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	06/30/2023	Greens Prairie TR - Irrigation
102-4969-00	06/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	676.86	0.00	ACH	06/30/2023	15541 Creek Meadow BLVD - Irrigation
102-0067-00	06/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	482.60	0.00	ACH	06/30/2023	15751 Cottonwood Creek Ln - Irrigation
102-8302-00	06/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	106.92	0.00	ACH	06/30/2023	Timber Drive
							<b>6,131.56</b>	<b>0.00</b>			
<b>8200 - CM/ECM Pool Fob Expense</b>											
12026	06/05/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brenham Technical Services LLC	2200	232.74	0.00	3310	06/09/2023	FOBS
<b>Total</b>							<b>120,899.12</b>	<b>0.00</b>			



3363 University Drive East, Suite 215  
Bryan, TX 77802  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

July 19, 2023

## Creek Meadows Management Report

**Delinquency Report:** As of today, there is a total of \$29, 806.74 owed to the HOA including interest. This includes \$7,051.14 in seriously delinquent accounts which were turned over to the attorney to collect in February. Both accounts were approved at the last Board meeting for a suit to be filed to collect, and that is in process. At this point ALL dues are delinquent and accumulating interest, if unpaid.

**Property Status:** There are 897 lots in Creek Meadows. 17 are owned by builders, 48 are developer owned, 103 are confirmed rentals, and 729 are owner occupied.

**Violations Report:** We still have a very high number of violations for yard maintenance. As the hot weather has started to cause everything to dry up, we are focused on yards being mowed, and edged, and flower beds maintained. WELLBORN SUD MOVED TO STAGE 2 ON THEIR DROUGHT CONTINGENCY PLAN TODAY. WATERING IS RESTRICTED TO 2 DAYS PER WEEK. THE SCHEDULE WAS EMAILED TO ALL HOMEOWNERS AND IS POSTED ON THE WELLBORN SUD WEBSITE.

**ACC:** The ACC reviewed 13 requests. 13 approved.

Patio Extension x 2  
Exterior Paint Change x 2  
Shed x 1  
Enclosed Patio x 1  
Playground x 1  
Pool x 2  
Roof Replacement (shingle change) x 1  
Gazebo x 1  
Fence Replacement x 1  
Covered Patio x 1