

Creek Meadows Homeowners Association
Minutes of the Directors Meeting Tuesday, November 9, 2021

Members in Attendance:

Parker Long - President
Nancy Mader - Vice President
Jon Bova -Treasurer
Jacob Nikkel – Architectural Compliance Committee
Ron Bird – Landscape Improvement Committee

Others in Attendance:

Lara Lewis – Management Company, Beal Property
Travis Benes – Storm Water Solutions

Parker called the meeting to order at 6:00 pm on Tuesday, November 9, 2021. The meeting was held at the Beal Property Management office.

The meeting began with Traves Benes from Storm Water Solutions. Storm Water Solutions was contracted for erosion work for Estates of Creek Meadows (ECM) and Creek Meadows (CM). Contracts were signed in April in the amounts of \$26,200 for ECM and \$17,625 for CM. Work was done in October 2021. At their completion of work, Nancy Mader requested a revised invoice to reflect the change to the scope of work completed on the CM side of the subdivision. There were large erosion holes left unattended along the concrete channel, running from the duck pond to Creek Meadows Blvd by the CM pool. After inquiry was made concerning the fact that the holes were missed, an attempt to patch the erosion holes was made but the result failed to remedy the problem. Ms. Mader asked for the invoice of \$17,625 be revised to reflect the fact that the failed attempt did not represent the outlined work description in the contract and the erosion holes were not rectified. She stated that it was the responsibility of the directors to not pay for services that were not received.

Mr. Benes stated that due to the velocity of water that washed along the concrete channel, his original bid to place 3 by 5 rock would not have held. He stated that the method he went with was an upgraded method, but it also did not hold. It was also noted by Nancy that the contract did not offer any warranty or guarantee to the work completed. Travis stated that he was not walking away for the project and would fill the holes with concrete beginning Tuesday, November 16, 2021. He stated that the concrete would hold because it adheres to the dirt. Where concrete is not the desired look to the common ground that directors want to achieve, no better solution could be offered. With the exception of Nancy, the directors present felt the invoices should be paid as is and a motion was made the pay the invoices in full at the time of this meeting. All directors recognized that leaving the holes unattended could be a liability to the association. Ron made a motion to pay the invoices as submitted to Storm Water Solutions. Jon seconded the motion. The vote was as follows:

Parker Long – Yes,
Nancy Mader – No
Jon Bova – Yes
Ron Bird – Yes
Jacob Nikkel – Yes

Motion carried. Checks were signed and given to Mr. Benes.

Mr. Benes left the meeting.

Review and Acceptance of Minutes

Nancy read the motions that were made online to be reflected in the minutes.

On August 24, 2021 Nancy made a motion to have the Beal Properties attorney draw up the required management certificate, file it and supply copies to directors. Ron seconded the motion. Motion passed with the vote of Ron-yes, Jenny-yes, Nancy-yes. Jacob-no response, Jon-no response. It was also noted that the directors do not have a copy of the certificate to date. Lara stated that the certificate is still not complete.

On August 19, 2021 Jon made a motion to wait on the new pool signs until Spring of 2022. Nancy seconded the motion. Motion passed with a vote of Jacob-yes, Nancy-yes, Jon-yes, Jenni-no response, and Ron-no response.

Financial Report

Jon presented the 3rd quarter financials. All directors were given a copy of the financials in the directors' packet. Jon stated that budgeted items that are over budget are the pools, which is mostly due to the high cost of chlorine. Jon stated that the estimated total amount of expenditures for 2021 is approximately \$470,000. This amount included the Storm Water Solution payments. Jon stated that deed restrictions is over budget as we have spent more than double the amount budgeted. Flags and signs is expected to be over budget if the board approves the expenditure of hanging Christmas lights on the pool houses.

Jon stated that the budget item of Projects was over by approximately \$25,000 for the year but we had the cash on hand to pay for everything approved. The overall budget for 2021 is expected to be approximately 8% over the budgeted amount. The estimated rollover capital to carry forward in 2022, is approximately \$27,000.

The directors reviewed the 2022 bids for the landscape vendors. The bid from the Ground Crew in the amount \$179,375 was the only one secured by Beal Properties Management. The bid from Landmark of \$194,850 was secured by Parker Long. The Landmark bid includes items that are not covered in the Ground Crew bid, leaving approximately \$5000 higher than the Ground Crew. Directors felt that Ground Crew has been increasingly difficult to work with and the fact that they continue to use Roundup is a problem. The directors discussed problems with Ground Crew mowing parts of the common ground that they were specifically asked not to mow. Jon made a motion to accept the bid of \$194,850 from Landmark Landscape Group. Jacob seconded the motion. Ron asked if the price of the Landmark bid was negotiable. Parker explained that the things specific to Creek Meadows was 42 mowing's, weed eating, edging and blowing, which is a couple more than Ground Crew provided. Also Landmark included the weed control fertilizing that we currently pay Green Rite \$10,000 a year to provide. After discussion on Landmark, Parker asked for a vote. All were in favor and the motion passed unanimously.

Parker presented a bid to control the alligator weed from Trophy Fisheries not to exceed \$4500 for 3 treatments. Additional treatments would be an extra charge. Ron noted that staying up on the spraying of the alligator weed is important. Parker made a motion to accept the Trophy Fisheries bid. Ron seconded the motion. Jacob asked if 3 sprays were necessary. Parker stated 3 visits would be a minimum. All were in favor and the motion passed unanimously.

Parker presented a bid from Brazos Valley Tree and Stump. He stated that branch control is needed throughout the neighborhood. The bid is \$4700 plus tax. After discussion by the directors, it was decided to table the bid until after Parker could discuss branch control with Landmark.

Lara presented a bid from Aggieland Christmas Lights to hang lights on both pool houses and outline the surrounding flower beds in the amount of \$2400. The lights were purchased by Creek Meadows for use in 2020. This was a budgeted item in the 2021 budget, so a vote was not necessary.

Lara stated that a camera needed to be replaced at the estate pool and would cost approximately \$889 with labor. This is expected to be installed in the spring. She also stated that the fencing around the CM pool and playground area, has rust showing through and needs to be repainted. The bid is for \$5700. Parker stated it would be important to get the trees cut first to get them off the fence.

Bobby with Oasis Pools will continue to maintain both pools in the subdivision. Chlorine availability is a problem and Bobby is searching for different avenues to acquire the chlorine. There is currently enough chlorine on hand to open the pools but not to keep them open all season. Lara stated that the only other item Bobby thought was important for the 2022 budget was to have the metal spacers removed from the pool decking on the CM pool. Parker is also requesting a bid from another concrete company for that scope of work. Ron asked if anyone had experience with chloride gas as an alternative to the conventional chloride used. Lara is going to inquire and get back to the directors.

Jon presented the 2022 budget for the Creek Meadows Owners Association. The budget is substantially less than 2021 because the amount of annual dues calculated is the current paying membership only and not an estimate of future lots from the newly developed area. He noted that for the 2022 budget, repairs are not broken out by category as each one is very likely to change but the bottom line of expenses is expected to be consistent throughout the year. Projects is currently budgeted to \$0 until more lots are sold and dues are paid.

Jon asked Lara if she could inquire about using non-potable water for irrigation on ECM to cut down on water expenses.

Ron asked if the well was completed to satisfaction. Parker stated that we were not able to get the amount of water hoped, but it would cost too much money to keep drilling.

Parker made a motion to accept the 2022 budget as presented. Ron seconded the motion. All were in favor and the motion passed unanimously.

Management Reports

Delinquency Status

Lara presented the delinquency status. There are 11 members owing for a total of \$14,876.74 including late fees and interest. Lara called all 11 members and has received some response. She posted a payment plan on the door of seven of the members. It is hoped that members will pay as promised. The cost of collections is paid by the association up front and reimbursed by the delinquent member. The 11 owners were given until Friday, November 12 to respond.

Lara stated that there are a total of 897 lots in the Creek Meadows Owners Association, comprised of 72 developer owned lots, 32 builder owned lots, 81 declared rental lots and 712 owner occupied lots.

Violation Report

Lara stated that violations are down to 40 lots. Beal has hired a new employee to drive the neighborhood and note the violations. Lara stated that approximately 14 homes were notified that they needed painting in the future. 6 additional members were contacted that they were in serious need of painting and 5 of those 6 have repainted their homes. Lara noted that Beal has begun to acknowledge a few homes each month with a note complimenting their property.

Lara stated that focus will begin on members' bushes and shrubs that need to be pruned. The first violation will also contain a letter with links to pruning resources. Beal is requesting that members receive until the end of February to get pruning completed. Parker made a motion to give members until the end of February to complete pruning projects of shrubs and bushes on their property. Jon seconded the motion. All were in favor and the motion passed unanimously.

Lara stated that fence repair is becoming an issue in the neighborhood. Some fences have been moved and/or built that is in violation of ACC guidelines. Lara is also requesting that capping on some fencing be maintained and straight. There is one member in ECM that has used an unimproved stain color on their fence. Parker stated he is aware of the lot and feels the stain color must be changed to the accepted ACC color. All directors agreed as this could lead to a multiple of fence colors throughout the neighborhood and become an eye sore. Beal will contact the homeowner and inform them that the fence color must be changed.

Committee Reports

ACC

Lara stated that there were 19 approved ACC request from July to September. She noted that there are currently 4 unapproved sheds in the neighborhood.

Jacob noted that the ACC guidelines that he recommended have not yet been approved. Lara stated that she is in the process of changing some of the recommendations, so they remain in compliance with the CCRs. She will send her edited recommendations to the directors.

Landscape Committee

Ron stated that the projects approved earlier in the year are complete.

Unfinished Business

The ponds were discussed at the beginning of the meeting.

Lara stated that she has hired a new handyman that will do work in the neighborhood. He will also replace the person that was removing the trash from the pools as well as walk all the ponds and pick up trash. He will begin on November 12, 2021 with a various list of repairs from Lara. Directors discussed various projects they would like to see completed.

Audit

Due to the price of a professional audit, (in excess of \$10,000) the directors would prefer asking 2 or 3 qualified members to look through the books of the association that are kept at Beal Properties.

Nancy asked for an update from Beal concerning the drainage on High Creek and Lodge Creek that were discussed in July 2020. Lara explained to the directors not on the board at that time that on some of the lots the drains were covered up by either the developer or builders. A letter was sent to the owners of

the lots effected for each one to rectify the problem by having the drain uncovered and cleared. Lara stated that this had been done and the problem rectified.

New Business

Lara explained the confusion on the annual meeting date. The original date was set for November 16, 2021 but when Lara booked with Wellborn Community Center the facility was only available on the 17th. She apologized for any inconvenience the change had caused. The members were only notified of the November 17th date.

Developer Repairs to Creek Meadows Blvd Landscape and Irrigation

Lara stated that the developer of the area who is responsible for repairing the common ground to its former state is Oldham Goodwin and he was not respond to any inquiry made by Beal. Homeowners along the stretch of common ground on Creek Meadows Blvd have begun complaining because weeds are now growing into their lawns. Lara had Ground Crew mow a strip of the common ground along the fence line to help keep weeds from private lawns. However, the entire section of common ground needs to be repaired, including irrigation torn out by the contractor working for Oldham Goodwin. Oldham Goodwin is not taking responsibility for any part of the damage. The Ground Crew did an estimate for repairs and passed it on to the contractor used by Oldham Goodwin. Jacob asked if the city would have any recourse to help getting Oldman Goodwin to do the repair work. Lara stated that she did not think the city could do anything. The estimate was for approximately \$27,000. Parker stated that the pump for the irrigation system would need to be repaired prior to the repair of the irrigation in the damaged section. Lara stated that she could get a bid from The Ground Crew to get the area cleaned up to be mowed. Parker said he would check the area and would ask Landmark to mow it since it is in their normal mowing contract. Parker stated that he would organize a cleanup crew to pick up debris so the area can be mowed.

Villages at Creek Meadows – Common Property Replat.

Lara was able to determine that the common ground on the side of Creek Meadows Blvd, along the front of the Villages, is still in the name of Creek Meadows Owners Association. Lara stated that the stretch of land is not part of the common ground maintained by the association and the record of owner was to be transferred to the Villages. Since this was not done on the initial plat, Lara will contact the city about a replat. The Village is not a part of the Creek Meadows Owners Association. Due to liability and insurance consequences, Creek Meadows needs to have the ownership transferred to the Villages of Creek Meadows.

Beal Properties New Management Contract

Lara went through the new contract and noted differences from the former contract with Creek Meadows Owners Association. She stated the contract would begin on January 1, 2022 and run through one year and she would like Parker to sign it prior to January 1.

Lara stated the Directors meeting dates for 2022 as follows:

January 6 (Thursday)

April 7 (Thursday)

July 7 (Thursday)

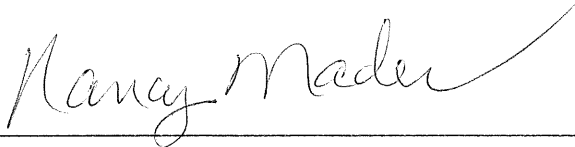
October 13 (Thursday)

November 15 – Annual meeting (Tuesday)

Lara stated that a member had a suggestion concerning the flooding issue on Wild Creek. The original plat shows the utilities easement were to be in the back of the properties but were moved to the front. It was this member's opinion that the HOA could ask the city for mitigation to handle the drainage issues. Parker stated that he does not feel this an HOA responsibility but rather falls to the individual property owners. Other directors agreed with his statement.

Nancy asked if the City of College Station had repaid the association for the damage done during the Greens Prairie Road construction. Lara stated that the association had been repaid and the money deposited into the account.

Meeting Adjourned at 8:26 p.m.

A handwritten signature in cursive script that reads "Nancy Mader". The signature is written in black ink and is positioned above a horizontal line.

Nancy Mader
Vice President