



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

Fox Meadow HOA Board Meeting

April 27, 2021 @ 6pm Beal Properties

1. Call Meeting to Order
2. Roll Call
3. Approval of Minutes
4. Financial Review
5. Management Report
6. Old Business
 - Monument Sign
 - Lights for Mailboxes
7. New Business
 - Architectural Control Committee
 - Rules and Regulations
8. Adjournment

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Fox Meadows Homeowner's Association
Board of Director's Meeting Minutes (Draft)
February, 2, 2021 7:00pm

Called to Order at 7:30pm

Present: Jessica Carroll, Aleksa Greenawalt, Ashley Quinones

Quorum established (3/5)

Introduction of Lara Lewis, new employee with Beal who will be helping to manage the HOA.

New Management Contract – Small increase in management fee for 2021. Jessica motions, Aleksa second, all vote in favor. Contract is approved.

Board Member Titles – Not designated at last meeting. Jessica Carroll-President, Aleksa Greenawalt-Treasurer, Ashley Quinones-Secretary.

Annual Meeting – Date scheduled for July 20, 2021. (Later changed by Board to July 27, 2021) There will be an election of Board Members. Current three Board members will stay on until that time.

Financial Report – Report given by Lara Lewis. (Posted with meeting packet)

Management Report – Report given by Lara Lewis.

- Delinquency of Dues status reviewed. 2 homeowner's currently significantly past due. One is on a payment plan structured by the attorney. 2nd will be turned over to the attorney for collection.

- Proposed 2021 budget reviewed and approved by Board. Aleksa motioned, Ashley second, all in favor. Budget approved.

- Aleksa discussed need for more enforcement for violations. Jessica and Ashley also wanted to know how frequently drives were being done for violations. Beal explained that Stacie was moved to another department, leaving violations vacant. Lara hired to take over those duties. Lara assured the Board that regular drives for violations would begin again.

- Projects discussed as part of 2021 budget – Lights near the mailbox stand and a monument sign for the neighborhood. Beal will get quotes on the lights and sign so the Board can make decisions. Board wants to look at some different designs for the sign. There is a 5' City of Bryan zoning restriction on the height of the sign. Board wants the sign in the median, with some sort of stonework. Board would also like to design an HOA logo. Aleksa mentioned that a homeowner might have some masonry experience and could help with the sign. Board also wants to be sure that the sign is lit. City would require it to be lit anyway, because of the sign being at curb level.

- New Beal sign will be used at entrance of neighborhood to announce HOA meetings. Agenda and meeting information will be posted on the website and emailed to homeowners.

- Legal fees – Aleksa brought up a concern about legal fees for pursuing delinquencies. Those legal fees are paid by the HOA, but are charged back to the homeowner. Beal recommends that the HOA establish a reserve (savings) account to help with unexpected expenses.

- Discussion regarding vacant home. Beal will look into it and report back.

Meeting Adjourned – 8:25pm

Cash Flow

Beal Properties

Active Properties Owned By: Fox Meadow HOA

Display by Ownership %: No

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

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Interest Income	1.73	0.04	1.73	0.04
Homeowners Association Dues	4,683.56	99.96	4,683.56	99.96
Total Operating Income	4,685.29	100.00	4,685.29	100.00
Expense				
Insurance	947.00	20.21	947.00	20.21
Legal Fees	200.00	4.27	200.00	4.27
Management Fee	600.00	12.81	600.00	12.81
Total Operating Expense	1,747.00	37.29	1,747.00	37.29
NOI - Net Operating Income	2,938.29	62.71	2,938.29	62.71
Total Income	4,685.29	100.00	4,685.29	100.00
Total Expense	1,747.00	37.29	1,747.00	37.29
Net Income	2,938.29	62.71	2,938.29	62.71
Cash Flow	2,938.29		2,938.29	
Beginning Cash	7,254.72		7,254.72	
Beginning Cash + Cash Flow	10,193.01		10,193.01	
Actual Ending Cash	9,233.98		9,233.98	

Expense Distribution

Properties: Fox Meadows HOA - Mariposa Court Bryan, TX 77805

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
6470 - Insurance											
44CL9001996	03/15/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	American Hallmark Insurance Company of Texas	2200	947.00	0.00	124361, 124370	03/24/2021, 03/24/2021, 03/24/2021	General Liability Insurance
6473 - Legal Fees											
19-1265.3	03/08/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	200.00	0.00	124342	03/08/2021	3752 Collection Cost
6540 - Management Fee											
	01/03/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124145	01/03/2021	Management Fee for 01/2021
	02/01/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124247	02/01/2021	Management Fee for 02/2021
	03/01/2021	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal Properties	2200	200.00	0.00	124302	03/01/2021	Management Fee for 03/2021
							600.00	0.00			
Total							1,747.00	0.00			

Annual Budget - Comparative

Properties: Fox Meadows HOA - Mariposa Court Bryan, TX 77805

As of: Mar 2021

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
Income		
Interest Income	1.73	0.00
Late Fees\NSF Rent	0.00	400.00
Homeowners Association Dues	4,683.56	7,075.00
Fines for violations	0.00	200.00
Total Operating Income	4,685.29	7,675.00
Expense		
General Maintenance	0.00	100.00
Insurance	947.00	1,000.00
Legal Fees	200.00	200.00
Lawn/Property Maintenance	0.00	400.00
Special Projects	0.00	2,500.00
Management Fee	600.00	3,000.00
Misc. Property Expense	0.00	200.00
Property Taxes	0.00	5.00
Total Operating Expense	1,747.00	7,405.00
Total Operating Income	4,685.29	7,675.00
Total Operating Expense	1,747.00	7,405.00
NOI - Net Operating Income	2,938.29	270.00
Total Income	4,685.29	7,675.00
Total Expense	1,747.00	7,405.00
Net Income	2,938.29	270.00