

Fox Meadows
Homeowners Association, Inc.
2019 Annual Meeting



Monday March 18th 6pm
BVP Management Office

**903 S Texas Ave. College Station TX *www.e216eshoa.com * 979-764-2500*



Brazos Valley Property Management
903 S. Texas Avenue
College Station, TX 77840
Business (979)764-2500
Fax (979)764-0508

Foxmeadows Home Owners Association requests your attendance at the 2019 Annual Meeting to be held at BVP Management Inc. office located at, 903 Texas Ave South, College Station, Tx.77840, on Monday, March 18th, 2018 at 6pm.

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by 5:30pm March 18th, 2018. You can mail the completed proxy (below) to BVP Management Inc., 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, email to c21hoa@century21bcs.com or fax it to (979) 764-0508.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. Financial report. (2017 Financial Report, Delinquencies, 2018 Budget, Sales)
5. Election/Reinstatement of Officers & Directors
6. Unfinished business.
7. New business.
8. Adjournment

2019 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____
or (circle one)

Ariel Quinones-Rivera Alyssa Biediger Jessica Carroll Luke Greenwalt Christopher Hardcastle

As agent for me, and in my name and stead to vote as my Proxy at the 2019 Annual Meeting of the Foxmeadow Home Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the March 22nd 2018 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Address

Email Address

Current Phone Number

This proxy must be received by 5:30pm March 18th, 2019.

FOX MEADOW HOMEOWNERS ASSOCIATION

Meeting Minutes

March 22, 2018

Present: Board of Directors and Homeowners

Next meeting: June 18, 2018, BVPM

1. Announcements

Sign-in, registration, introduction, and welcoming packet

2. Discussion

Terry introduced himself and the company to the members who were in attendance. He explained what we should expect from them and all that they will do for the community. Talked about the portal that was sent out to all homeowners via email that they each have access to.

Terry went over the financial report and corrected his error of the amount he put down for the insurance total.

Terry also suggested that somewhere down the line we might want to think about raising the dues as \$2400 (the amount paid to BVPM/year) is taking about half of what is collected with dues.

There were no minutes taken from the 2016-2017 annual meeting and did make note that BVPM included minutes only from the previous Boards meetings with BVPM.

Terry went over the delinquent accounts and mentioned that the Board will decide if they want to turn them over to an attorney.

Terry went over the budget sheet.

Katie Haines asked for the percentage of how much we can raise our dues. Toni Myers replied that she will check the Bylaws and get back with her. Katie Haines then said that if we raise our dues people still won't pay and Terry and said that it will need to be a vote before anything.

Chris Hardcatsle joined the topic and asked if the members do get to vote because he doesn't remember hiring a company. He mentioned being on a Board. Ashley Quinones stated that he is a member on the ACC who only deals when homeowners want to make a change on the outside of their home. He asked that doesn't the Board have to tell the homeowners before they make a change like this. They answered no that the Board does not have to let them know. Terry wanted to inform him that they did give the Board three different proposals.

The Board explained to the homeowners who were present why they made this move and why they thought this was the best move for the community.

Ariel Quinones explained that the Board did not hire the company just to make people pay their dues. He mentioned that we hired them so that they can help us with fixing our community; getting the light at the mailbox that everyone wants, helping us to get a sign at the front entrance, to teach us how to properly run our HOA so that when we don't have the funds we can actually take care of our community the right way.

3. Unfinished business

Terry is to make an updated financial report. Set up a reserve account. Check on the sidewalks whether they are the cities responsibility of the homeowners.

FOX MEADOW HOMEOWNERS ASSOCIATION

Meeting Minutes

June 18, 2018

Present: Ariel Quinones-Rivera, Jessica Carroll, Alyssa Biediger, Ashley Quinones, Toni Myers

Next meeting: October 18, 2018, BVPM

1. Announcements

New member, budget, delinquent accounts, improvements

2. Discussion

New member not present

Went over budget sheet and meeting packet.

Entrance sign- wanting to wait until we have more money in the account. Also talked about what design we were wanting and one that we wouldn't have to keep up with all the time.

We still have three (3) delinquent accounts. One of the three accounts is now on a payment plan. Others have been sent letters and discussed the process and that their next letter will give them 30 days before an attorney sends their letter. If the attorney does send their letter then the homeowner of that account is responsible of paying the attorney fee minimum of \$243.00 which states in the letter.

Multiple calls have been made about the RV parked in the backyard of one of the homeowners. It is not in violation. Our rules state that it can be in the back yard however, there can't be anyone living in it. And if we really wanted to be difficult we could say that we don't want it to be seen, but then we would have to allow him to build a fence tall enough for it not to be seen. Agreed to just leave the RV alone.

Trash can issue- sending out violations and discussed our garbage schedule

Violation was sent out about the loose dog in the neighborhood. Dog was caught on camera without a leash.

Toni mentioned if we ever see something that is in violation to send her an email because she is still learning our rules.

Light at mailbox- Toni got us a bid with one contractor. We also discussed that we have a homeowner who is an electrician whose account is delinquent and that we could possibly discuss trading out (work for deducting dues) with him so we could save money. Toni will call him and discuss this possible deal with him.

3. Closing

Cash Flow

BVP Management, Inc.

Active Properties Owned By: Fox Meadow HOA

Date Range: 01/01/2018 to 12/31/2018

Accounting Basis: Cash

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
INCOME	4,169.99	49.82	4,169.99	49.82
Homeowners Association Dues	4,200.00	50.18	4,200.00	50.18
Total Operating Income	8,369.99	100.00	8,369.99	100.00
Expense				
Insurance	1,400.00	16.73	1,400.00	16.73
Lawn/Property Maintenance	640.00	7.65	640.00	7.65
Management Fee	2,200.00	26.28	2,200.00	26.28
Total Operating Expense	4,240.00	50.66	4,240.00	50.66
NOI - Net Operating Income	4,129.99	49.34	4,129.99	49.34
Total Income	8,369.99	100.00	8,369.99	100.00
Total Expense	4,240.00	50.66	4,240.00	50.66
Net Income	4,129.99	49.34	4,129.99	49.34
Cash Flow	4,129.99		4,129.99	
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	4,129.99		4,129.99	
Actual Ending Cash	4,129.99		4,129.99	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2018 to 12/31/2018

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6470 - Insurance											
Fox Meadows	04/09/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal & Winn Insurance Agency, LLC	2200	750.00	0.00	121118	04/09/2018	Directors & Officers Liability
1000309778	04/09/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	Beal & Winn Insurance Agency, LLC	2200	650.00	0.00	121123	04/09/2018	Insurance
							1,400.00	0.00			
6475 - Lawn/Property Maintenance											
724546	06/21/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	George Solis	2200	240.00	0.00	121380	06/21/2018	Monthly Lawn Maintenance
724548	11/06/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	George Solis	2200	400.00	0.00	121784	11/06/2018	landscaping
							640.00	0.00			
6540 - Management Fee											
	02/09/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	120939	02/13/2018	Management Fee for 02/2018
	03/01/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	120985	03/01/2018	Management Fee for 03/2018
	04/04/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121065	04/04/2018	Management Fee for 04/2018
	05/01/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121180	05/01/2018	Management Fee for 05/2018
	06/05/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121278	06/05/2018	Management Fee for 06/2018
	07/02/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121393	07/02/2018	Management Fee for 07/2018
	08/02/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121495	08/02/2018	Management Fee for 08/2018
	09/04/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121584	09/04/2018	Management Fee for 09/2018
	10/01/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121666	10/01/2018	Management Fee for 10/2018
	11/02/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121747	11/02/2018	Management Fee for 11/2018
	12/03/2018	Fox Meadows HOA		Mariposa Court Bryan, TX 77805	BVP Management, Inc.	2200	200.00	0.00	121837	12/03/2018	Management Fee for 12/2018
							2,200.00	0.00			
Total							4,240.00	0.00			

Homeowner Delinquency

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

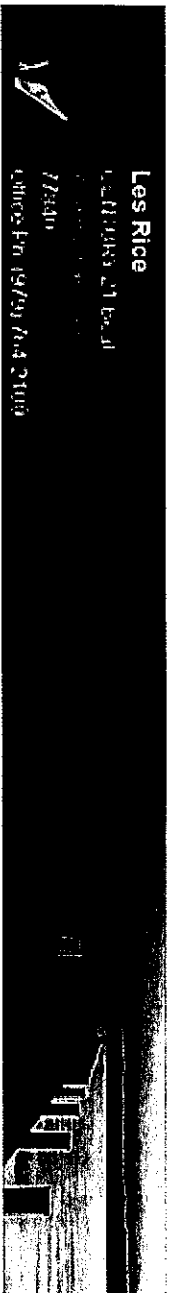
Amount Owed In Account: All

Balance: Greater than 200.00

Unit	Name	Tags	Phone Numbers	Amount Receivable
Fox Meadows HOA - Mariposa Court Bryan, TX 77805				
3724 Mariposa Court			Mobile: (979) 492-4777	400.00
3728 Mariposa Court			Mobile: (979) 422-4548	1,008.00
3736 Mariposa Court			Mobile: (979) 383-9682	435.00
3752 Mariposa Court				400.00
				2,243.00
Total				2,243.00

FOX MEADOW HOA 2018 BUDGET

INCOME:	2018 Budget	2018 Actual	2018 Budget	
HOA Dues	\$4,800.00	\$4,200.00	\$4,800.00	96.00%
Late Fees	\$0.00	\$0.00	\$140.00	
Violation Fees	\$0.00	\$0.00		
TOTAL INCOME:	\$4,800.00	\$4,200.00	\$4,940.00	
EXPENSES:				
Lawn Maintenance	\$680.00	\$640.00	\$680.00	17 mows
Insurance	\$650.00	\$1,400.00	\$1,400.00	
Accounting	\$250.00	\$520.00	\$250.00	
Management Fees	\$2,200.00	\$2,200.00	\$3,000.00	
Legal Fees	\$500.00	\$500.00	\$500.00	
Reserves	\$460.00		\$500.00	
Maintenance	\$0.00		\$0.00	
Misc expenses	\$0.00	\$52.45	\$50.00	
Postage	\$0.00		\$0.00	
TOTAL EXPENSES:	\$4,740.00	\$5,312.45	\$6,380.00	
TOTAL SURPLUS:	\$60.00		-\$1,440.00	
Beginning Operating Balance 01/01/2019		4129.99		
Projected Operating Balance 12/31/2019				
Dues would increase to \$253.00				



Prepared By: Les Rice

CMA 1 - Line

Listings as of 03/18/19 at 5:28 pm

Status is 'Leased', 'Offer Pending Signature', 'Expired', 'Application Pending', 'Contingency Contract', 'Exclusively Agency', 'Temporarily Off Market', 'Terminated', 'Under Contract w/ Backup' Status is one of 'Active', 'Sold' Status Contractual Search Date is 03/18/2019 to 03/23/2018 Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 03/18/2019 to 03/19/2018 Street Name is like 'mariposa'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	F/H Bth	GarCap	Subd Code	Yr Blt	Apex Ht Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
18011190	3741 Mariposa Court		3	2/-	2	Fox Meadows	2014	1,654	\$114.27	\$189,000	\$189,000	\$114.27	07/11/2018	100.00	40
# LISTINGS:	1														
	Medians:	2014	1,654	\$114.27	\$189,000	\$189,000	\$114.27	100.00	40						
	Minimums:	2014	1,654	\$114.27	\$189,000	\$189,000	\$114.27	100.00	40						
	Maximums:	2014	1,654	\$114.27	\$189,000	\$189,000	\$114.27	100.00	40						
	Averages:	2014	1,654	\$114.27	\$189,000	\$189,000	\$114.27	100.00	40						

Quick Statistics (1 Listing Total)

	Min	Max	Average	Median
List Price	\$189,000	\$189,000	\$189,000	\$189,000
Sold Price	\$189,000	\$189,000	\$189,000	\$189,000

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.

FOX MEADOW HOA

MARCH 18TH 2019

ANNUAL MEETING SIGN IN SHEET

NAME	HOUSE #	PHONE#	EMAIL ADDRESS
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1. Doug and Elizabeth Walters	3725	5740982	elizabethwalters11@gmail.com
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2. John and Jessica Carroll	3716	979-704-8143	j.gonz-carroll@gmail.com
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3. Aleksa Greenawalt	3708	814-592-1200	aleksa924@gmail.com
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4. Ashlynn Quinonez	3712	979-492-4928	ashlynnwofff87@gmail.com
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5. LaTrea Jones	3744	(979)255-5738	jonestrashservice@yahoo
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6.

7.

8.

9.

10.



Brazos Valley Property Management
903 S. Texas Avenue
College Station, TX 77840
Business (979)764-2500
Fax (979)764-0508

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2019 Annual Meeting Proxy Statement

Know All by these Present: That I Michelle Cortez

Do hereby appoint _____
or (circle one)

Ariel Quinones-Rivera Alyssa Biediger Jessica Carroll Luke Greenwalt Christopher Hardcastle

As agent for me, and in my name and stead to vote as my Proxy at the 2019 Annual Meeting of the Foxmeadow Home Owners Association, Inc. according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the March 22nd 2018 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Michelle & Tonibio Cortez
Owner

3717 Mariposa Court
Address

michelle.cortez@bryanisd.org
Email Address

979-229-2780
Current Phone Number

This proxy must be received by 5:30pm March 18th, 2019.

BVP Management Inc. 903 S. Texas Avenue College Station, TX 77840
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