



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

BOARD OF DIRECTORS MEETING AGENDA

April 7, 2022 @ 6PM

1. Call to Order - President

2. Review / Approve Previous Meeting Minutes - Secretary

3. Financial Report - Treasurer

- 2022 1st Quarter Financial Report

4. Management Reports – Beal Properties

- Dues/Delinquency Status
- Violation Report
- Property and Project Updates

5. Committee Reports

- Landscape Committee
- ACC Committee
- Social Committee

6. Unfinished Business

- Developer repairs to irrigation along Creek Meadows Blvd.
- Villages at Creek Meadows – Common Property replat

7. New Business

- Irrigation Pump replacement update
- Pond mowing
- Creek Meadows Blvd/Victoria Ditch
- Erosion issue Crooked Creek Path
- CM Parking Lot Medians & CME Pool Landscape

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, April 6th. 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 Board Meeting

Time: Apr 7, 2022 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83113439740?pwd=Q1hjaWN6ZEpqaWE0dHVhZ1lMTHgxdz09>

Meeting ID: 831 1343 9740

Passcode: 681069

Creek Meadows Homeowners Association
Minutes of the Directors Meeting Thursday, January 6, 2022

Members in Attendance:

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

Others in Attendance:

Lara Lewis – Management Company, Beal Property

Parker called the meeting to order at 6:00 pm on Thursday, January 6, 2022. The meeting was held at the Beal Property Management office.

Review and Acceptance of Minutes

Minutes had already been approved.

Financial Report

Jon presented the year end financials. Jon stated that the budget for 2021 was \$442,947. Final expenditures were \$479,823 leaving us over budget approx. \$36,000 due to capital rollover from previous years. Income was \$414,354, actual difference in income to expense was \$65,468, we still ended with a rollover capital of approx. \$15,000. Current cash on hand is \$118, 957, current reserve balance is \$47,248.07. All vendors were paid up to the end of the year.

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 8 members owing for a total of \$13,731.39 including late fees and interest. Lara stated these are the 6 we have been working with as well as 2 smaller balances from 2021. Dues were billed January 1, we are collecting quite a bit daily.

On the 6 larger balances, we offered all 8 a payment plan option, the first payment being due Nov. 12th. 2 of the original group, 1 paid their balance off, 1 sold the home so we were paid by closing.

The ones left, none contacted us or responded to us, those are now with the attorney who is proceeding with execution of a lien. The 2 smaller balances we will continue to work with. Nancy asked if we already have a lien, we do. We have to go to court and get a judgment. We have old judgments, but the balanced have drastically changed so we need to get an updated judgement. Timeframe for this is before the end of January 2022. Once we get on the docket, Jon will have to attend or sign off for someone can attend on his behalf.

Lara stated that there are a total of 897 lots in the Creek Meadows Owners Association, comprised of 69 developer owned lots, 27 builder owned lots (25 being Stylecraft, 2 with other builders), 94 declared rental lots and 707 owner occupied lots.

Lara stated a good portion of the homes being sold are being sold to investors.

Violation Report

Lara stated that a break was given over the holidays no violation drive bys were done, but it has started back up again in January.

Lara stated that there were 39 violations. Most violations were for trash. Holiday trash was being put out 2-3 days prior to bulk pick up.

Lara stated that focus for January and February will begin on members' tree and shrubs that need to be pruned as well as fences. On the next violation drive, violations will be issued for that. The board did approve a 90-day grace period for the tree and shrub trimming, therefore any violation for that would not escalate until after the 90 days.

Lara stated fences are becoming an issue, fences should be upright, not propped, all pickets should be in place, no bowing/leaning. We will also be looking at the cap along the top of the fences should be maintained.

Committee Reports

ACC

Lara stated that there were 16 total ACC request from October to December.

5 sheds, 6 patio extensions, 1 whole house generator, 1 landscaping change, 1 new fence, 1 driveway extension and 1 solar panel. Lara stated that you do not have to submit an ACC request to replace your fence, you only need to submit one if you will be moving the fence.

Landscape Committee

Lara stated she did not get a report form the Landscape Committee.

Parker stated we talked about doing tree trimming for all the oak trees in the community. We received a quote from Brazos Country Tree and Stump service in August 2021, we did not act on the quote due to financial reasons. Landmark our current ground crew gave a quote today very different,

Brazos tree and stump and 160 trees to trim \$5000, Landmark counted 248 trees, he counted the trees and is off 90.

Landmark's quote was \$26,500. Per Landmark tree trimming is trimming and lifting canopy to a desired height, removing dead limbs, trimming branches, thinning the interior of the trees. Holding off until we get clarification on these. Also, we don't know if Landmark is hiring it out or not. Email was sent today to get a definition from the tree company for their definition of what tree trimming is and a clarification of the number of trees.

Lara asked Landmark about the ditch that needs to be cleared out, the medians in the parking lot and sprucing them up. Irrigation pump, we need to pay the bill, once paid we can go get the housing and it be installed. The pump switch relay is in. Once its all hook up they can test the irrigation. The irrigation on the Estates side is functioning.

Ron brought up the cleaning Blackwater, Lara brought this up to Landmark and asked them for a quote.

Lara stated that Bobby did say that the fountain would be replaced, if it doesn't last then his suggestion is that we go to an aerator.

Ron asked what is planned for the medians on Greens Prairie & Royder, Lara said it would be Crepe Myrtles and sod, and they would be irrigated.

Unfinished Business

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 not responding – it is not Oldham Goodwin they responded. The city had it written in the contact with the contractor that they would make the repair. The ground crew

gave them a bid to replace and repair everything the sub-contractor is not responding. At this point we may need to contact a lawyer, to decide what action we can take.

Goodwin states it is the cities responsibility, however we do not have a copy of the contract. It was confirmed to Lara that the it was in the contact. Do we make the repairs and take the city to court to pay the bill, or keep doing what we are doing to get the city to respond.

Nancy asked about the red pipe that is sticking out, that is not irrigation that is utilities. Who do we need to call to get this cleaned up, James Smith. It is buried both ways, it is not capped off and just laying around.

Nancy asked about the mowing in that ditch as well. Lara spoke to Landmark about that, they will provide us with a quote to mow that. Lara's recommendation is to have Landmark to do this, instead of waiting on the city. Once we get it under control, Landmark can keep the ongoing maintenance up.

The Villages of Creek Meadows – Common Property Replat. - Lara got ahold of Oldham Goodwin, Chris is working on it. It needs to be deeded over to the person that owns the Villages and get it out of our name.

New Business

Pool Opening, Lara asked Bobby for a list of items that needed to be done before we open. Bobby stated the pools were in great shape. The table that were broke, he took those and are having the bases welded on to them, no charge to the HOA.

Lara to order the pool sign, after discussion, 2 will be ordered.

Opening date will be April 15th, we will talk at a later date for a closing date.

Handyman repairs to pool area - Motion sensors are on all 4 bathrooms, new keys for the toilet paper holders.

Water fountain on the Estates side, changing the plug to a regular one on the inside of the water fountain with a GFI breaker.

Lara asked for to have Landmark to take the bush out that is blocking the camera view of the parking lot. Also have Ron clean the cameras off so that we are getting a better view.

Lara state a homeowner emailed about getting more cameras up for the pool, parking lot, entrance and playground areas.

Estate side, once the bush it removed that will be good. The Creek Meadows side the park and the playground don't have any video coverage. Lara mention cameras that are mounted to solar batteries that use cellular power.

Lara stated we cannot put up false cameras. Lara will get a price on cameras.

Lara had a homeowner reach out to her about the utilities CS Utilities and Wellborn Water. Wellborn Water stated that they have the technology to send to CS Utilities, however CS Utilities will not accept it. This is not an HOA issue, however is there anything the HOA can do, sign a petition? The homeowner is willing to head this up. The HOA decided maybe send an email out to the homeowners to let them know their options.

Meeting Adjourned at 7:11 p.m.

Amy Gregory
Secretary

Cash low

Beal Properties

Properties: Creek Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 01/01/2022 to 03/31/2022 (Last quarter)

Accounting Basis: Cash

Level of Detail: Detail View

Include zero Balance Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income <input type="checkbox"/> Expense				
Income				
Homeowners Association Dues	521.46	0.14	521.46	0.14
Certified Letter Charge	3.21	0.00	3.21	0.00
CREE <input type="checkbox"/> MEADOWS HOA INCOME				
CM/ECM Homeowner Dues	371,236.64	99.26	371,236.64	99.26
CM/ECM Transfer Fees	630.00	0.17	630.00	0.17
CM/ECM Late Fees	210.00	0.06	210.00	0.06
CM/ECM Fines For Violations	306.96	0.08	306.96	0.08
CM/ECM Finance Charges	606.98	0.16	606.98	0.16
CM/ECM Pool Fob Income	450.00	0.12	450.00	0.12
CM/ECM Deed Restriction Income				
CM/ECM Cost of Collections	20.85	0.01	20.85	0.01
Total CM/ECM Deed Restriction Income	20.85	0.01	20.85	0.01
Total CREE <input type="checkbox"/> MEADOWS HOA INCOME	373,461.43	99.85	373,461.43	99.85
Certified Mail Charges Recovered	22.59	0.01	22.59	0.01
Total Operating Income	374,008.69	100.00	374,008.69	100.00
Expense				
Bank Fees/Office Expenses	1.20	0.00	1.20	0.00
HOA Dues - Refund of Overpayment	383.54	0.10	383.54	0.10
CM/ECM Decorations, Flags, & Signs	207.00	0.06	207.00	0.06
CM/ECM Fountains <input type="checkbox"/> Lakes				
CM/ECM Fountain Repair	1,198.79	0.32	1,198.79	0.32
CM/ECM Monthly Pond Dye & Maintenance	593.44	0.16	593.44	0.16
Total CM/ECM Fountains <input type="checkbox"/> Lakes	1,792.23	0.48	1,792.23	0.48
CM/ECM Grounds Maintenance Improvements				
CM/ECM Irrigation Repair	3,952.26	1.06	3,952.26	1.06
CM/ECM Landscape Maintenance	32,675.00	8.74	32,675.00	8.74
CM/ECM Tree Removal & Care	5,131.05	1.37	5,131.05	1.37
Total CM/ECM Grounds Maintenance Improvements	41,758.31	11.17	41,758.31	11.17
CM/ECM Insurance				
CM/ECM General Liability	11,364.00	3.04	11,364.00	3.04
Total CM/ECM Insurance	11,364.00	3.04	11,364.00	3.04

Cash Flow

Account Name	Selected Period	% of Selected Period	% Fiscal Year To Date	% of Fiscal Year To Date
CM/ECM HOA Management Fees				
CM/ECM Beal Properties Management Fee	11,300.18	3.02	11,300.18	3.02
Total CM/ECM HOA Management Fees	11,300.18	3.02	11,300.18	3.02
CM/ECM Annual Membership Meeting Expense	-150.00	-0.04	-150.00	-0.04
CM - Park Maintenance				
CM Clean & Repair Park Equipment	100.00	0.03	100.00	0.03
CM Park Trash Removal	600.00	0.16	600.00	0.16
Total CM - Park Maintenance	700.00	0.19	700.00	0.19
ECM - Park Maintenance				
ECM - Park Trash Removal	600.00	0.16	600.00	0.16
Total ECM - Park Maintenance	600.00	0.16	600.00	0.16
CM - Pool				
CM - Pool Annex Repairs	3,973.00	1.06	3,973.00	1.06
CM - Pool Monthly Maintenance & Chemicals	3,992.47	1.07	3,992.47	1.07
CM - Pool Security Camera Utilities	674.20	0.18	674.20	0.18
Total CM - Pool	8,639.67	2.31	8,639.67	2.31
ECM - Pool				
ECM - Pool Annex Repairs	71.00	0.02	71.00	0.02
ECM - Pool Monthly Maintenance & Chemicals	1,951.96	0.52	1,951.96	0.52
ECM - Pool Security Camera Utilities	790.77	0.21	790.77	0.21
Total ECM - Pool	2,813.73	0.75	2,813.73	0.75
CM/ECM Special Projects / Improvements	7,009.30	1.87	7,009.30	1.87
CM/ECM Utilites				
CM/ECM Electric	2,812.52	0.75	2,812.52	0.75
CM/ECM Sanitation / Sewer	769.59	0.21	769.59	0.21
CM/ECM Water and Irrigation	1,335.07	0.36	1,335.07	0.36
Total CM/ECM Utilites	4,917.18	1.31	4,917.18	1.31
Total Operating Expense	91,336.34	24.42	91,336.34	24.42
NOI - Net Operating Income	282,672.35	75.58	282,672.35	75.58
Total Income	374,008.69	100.00	374,008.69	100.00
Total Expense	91,336.34	24.42	91,336.34	24.42
Net Income	282,672.35	75.58	282,672.35	75.58
Other Items				
Prepayments	-57,163.30		-57,163.30	
Net Other Items	-57,163.30		-57,163.30	

Cash low

Account Name	Selected Period	<input type="checkbox"/> of Selected Period	<input type="checkbox"/> iscal <input type="checkbox"/> ear To Date	<input type="checkbox"/> of <input type="checkbox"/> iscal <input type="checkbox"/> ear To Date
Cash <input type="checkbox"/>low	225,509.05		225,509.05	
Beginning Cash	84,391.65		84,391.65	
Beginning Cash + Cash <input type="checkbox"/>low	309,900.70		309,900.70	
Actual Ending Cash	310,284.24		310,284.24	

Expense Distribution

Properties: Creek Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2022 to 03/31/2022

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check <input type="checkbox"/>	Check Date	Description
606 - Certified Letter Charge											
	01/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	71.66	0.00	3145	01/25/2022	Certified Letter Charge for 01/2022
	01/31/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	57.92	0.00	3155	02/23/2022	Certified Letter Charge for 01/2022
	02/23/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	85.97	0.00	3155	02/23/2022	Certified Letter Charge for 02/2022
	02/28/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	35.93	0.00	3163	03/17/2022	Certified Letter Charge for 02/2022
	03/14/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	35.96	0.00	3163	03/17/2022	Certified Letter Charge for 03/2022
	03/17/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	14.49	0.00	3163	03/17/2022	Certified Letter Charge for 03/2022
							301.93	0.00			
701 - CM/ECM Homeowner Dues											
3814-11D0	02/28/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Saddle Creek HOA	2200	360.00	0.00	3164	03/17/2022	15616 Woodbrook - Owner Pd Creek Meadows - Meant for 5296 High Meadow Trail
6101 - HOA Dues - Refund of Overpayment											
	02/15/2022	Creek Meadows HOA	4212 Carnes Ct South	3363 University Drive East Suite 215 Bryan, TX 77802	Asim Yousaf & Christina Asim	2200	383.54	0.00	3153	02/16/2022	Asim Yousaf, Christina Asim, Creek Meadows HOA - 4212 Carnes Ct South: Move Out Refund

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
0001	03/14/2022	Creek Meadows HOA	3904 White Oak Meadow Ct	3363 University Drive East Suite 215 Bryan, TX 77802	Jill George & Jill George Trust	2200	250.00	0.00	3161	03/14/2022	OVERPAYMENT OF DUES
							633.54	0.00			
8020 - CM ECM Decorations, #lags, # Signs											
	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	107.00	0.00	3152	02/08/2022	Install Catch & Release Sign
	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	100.00	0.00	3152	02/08/2022	Remove Holiday Decor
							207.00	0.00			
8031 - CM ECM #ountain Repair											
2022267	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	1,198.79	0.00	3148	02/08/2022	Estates Fountain Repair
8032 - CM ECM Monthly Pond Dye # Maintenance											
2022295	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3148	02/08/2022	Monthly Pond Dye - Estates
2022291	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3148	02/08/2022	Monthly Pond Dye - Creek Meadows
2022325	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3148	02/08/2022	Monthly Pond Dye - Creek Meadows
2022328	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	107.06	0.00	3148	02/08/2022	Monthly Pond Dye - Estates
2022216	02/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	126.44	0.00	3157	02/25/2022	CM Pond Dye - October
							593.44	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8001 - CM ECM Irrigation Repair											
3814	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	3,952.26	0.00	3141	01/12/2022	Irrigation Pump Housing and Start Relay
8002 - CM ECM Landscape Maintenance											
	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	75.00	0.00	3143	01/12/2022	General Maintenance
	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	125.00	0.00	3143	01/12/2022	Clean up along CM Blvd from Flint to Victoria
12088	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Landscape Group	2200	16,237.50	0.00	3147	02/08/2022	Monthly Landscaping - January
12197	03/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Landscape Group	2200	16,237.50	0.00	3159	03/10/2022	Monthly Landscaping - February
							32,675.00	0.00			
8005 - CM ECM Tree Removal Care											
465615509	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	5,131.05	0.00	3146	02/08/2022	Property-Wide Tree Trimming
8052 - CM ECM General Liability											
2022 Renewal	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Farmers Insurance Exchange	2200	11,364.00	0.00	3139	01/12/2022	Insurance/ Liability & D&O
8071 - CM ECM Beal Properties Management Fee											
	01/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,705.24	0.00	3144	01/12/2022	January 2022 - Monthly Management Fee (802 doors x \$4.62)
	02/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX	Beal Properties	2200	3,705.24	0.00	3156	02/23/2022	February 2022 - Monthly Management Fee

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802							(802 doors x \$4.62)
HOA Management fee	03/01/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	3,889.70	0.00	3162	03/17/2022	March 2022 - Monthly Management Fee (802 doors x \$4.62)
							11,300.18	0.00			

8111 - CM Clean & Repair Park Equipment

10870	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	100.00	0.00	3150	02/08/2022	Repair damage to benches at CM Park.
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8112 - CM Park Trash Removal

	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3143	01/12/2022	CM Trash Pick Up
	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3152	02/08/2022	Creek Meadows Trash Pick Up
02252022-CM	03/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3160	03/10/2022	Monthly Trash Pick Up
							600.00	0.00			

8122 - ECM - Park Trash Removal

	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3143	01/12/2022	ECM Trash Pick Up
ECM012022	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3152	02/08/2022	Monthly Trash Pick Up
02252022-ECM	03/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	200.00	0.00	3160	03/10/2022	Monthly Trash Pick Up
							600.00	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check <input type="checkbox"/>	Check Date	Description
8132 - CM - Pool Anne Repairs											
	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	71.00	0.00	3143	01/12/2022	Estates & CM Pool Replace Light Switches
10870	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	452.00	0.00	3150	02/08/2022	Repair Stone Column
Deck Repair - CM Pool Deposit	03/10/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Hoop Pros, LLC	2200	3,450.00	0.00	3158	03/10/2022	Deck Repair - CM Pool Deposit
							3,973.00	0.00			
813 - CM - Pool Monthly Maintenance Chemicals											
2022292	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	990.81	0.00	3148	02/08/2022	Pool Cleaning - December
2022326	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	876.91	0.00	3148	02/08/2022	Monthly Pool Cleaning and Chemicals - January
2022217	02/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	2,124.75	0.00	3157	02/25/2022	Monthly Cleaning and Chemicals - October 2022
							3,992.47	0.00			
8136 - CM - Pool Security Camera Utilities											
07707-139966-01-101/12/2022		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	168.77	0.00	3140	01/12/2022	Monthly Internet & Phone
07707139966011 ACH	02/25/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	505.43	0.00	07707139966011 ACH	02/25/2022	Creek Meadows Pool Internet and Phone
07707-139966-01-103/25/2022 ACH		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	0.00	0.00			Internet, Phone
							674.20	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8102 - ECM - Pool Anne Repairs											
	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	71.00	0.00	3143	01/12/2022	Estates & CM Pool Replace Light Switches
8100 - ECM - Pool Monthly Maintenance Chemicals											
2022294	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	972.52	0.00	3148	02/08/2022	Pool Cleaning - December
2022327	02/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	979.44	0.00	3148	02/08/2022	Monthly Pool Cleaning and Chemicals - January
							1,951.96	0.00			
8106 - ECM - Pool Security Camera Utilities											
07707-148804-01-201/12/2022		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	159.68	0.00	3140	01/12/2022	Monthly Internet & Phone
07707-148804-01-202/07/2022		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	169.34	0.00	3149	02/08/2022	Monthly Internet & Phone
07707-148804-01-202/10/2022		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	336.66	0.00	07707148804012 ACH, 07707148804012 ACH, 07707148804012 ACH	02/10/2022, 02/10/2022, 02/10/2022	Estates Pool Internet and Phone
07707-148804-01-203/13/2022		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	SuddenLink	2200	125.09	0.00	07707-148804-01-203/13/2022, 03/13/2022, 03/13/2022	07707-148804-01-2022 ACH, 07707-148804-01-2022 ACH	Internet, Phone
							790.77	0.00			
8160 - CM/ECM Special Projects Improvements											
3815	01/12/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	909.30	0.00	3141	01/12/2022	Christmas Decor
1262	02/21/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	H3 Construction	2200	6,100.00	0.00	3154	02/21/2022	Detention Pond

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check <input type="checkbox"/>	Check Date	Description
	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Services, LLC						Clean up CM & CME
							7,009.30	0.00			
8101 - CM/ECM Electric											
2173122	01/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	231.39	0.00	drafted	01/07/2022	Utilities-Reimbursed by Saddle Creek HOA
2431800	01/07/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	499.22	0.00	drafted	01/07/2022	Utilities -Reimbursed by Saddle Creek HOA
2293428 ACH	01/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.66	0.00	2293428 ACH	01/26/2022	4401 Silver Brook
2216139 ACH	01/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	481.16	0.00	2216139 ACH	01/26/2022	15541 N Creek Meadows
2306382 ACH	01/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.48	0.00	1306382 ACH	01/26/2022	15521 Baker Meadow Loop
2371989 ACH	01/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	586.98	0.00	2371989 ACH	01/26/2022	15751 Cottonwood Creek
2348555 ACH	01/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.12	0.00	2348555 ACH	01/26/2022	15729 Timber Creek A
2348556 ACH	01/26/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	2348556 ACH	01/26/2022	15729 Timber Creek
2431800	02/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	104.75	0.00	drafted	02/02/2022	utility Bill (To be reimbursed by Saddle Creek)
2431799	02/02/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	232.31	0.00	drafted	02/02/2022	utilities (BTU bill to be reimbursed by Saddle Creek)

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check <input type="checkbox"/>	Check Date	Description
2371989 ACH	02/23/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	542.00	0.00	2371989 ACH	02/23/2022	15751 Cottonwood Creek
2216139 ACH	02/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	512.85	0.00	2216139 ACH	02/24/2022	15541 N Creek Meadows
2293428 ACH	02/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.80	0.00	2293428 ACH	02/24/2022	4401 Silver Brook
2306382 ACH	02/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.68	0.00	2306382 ACH	02/24/2022	15521 Baker Meadow Loop
2348555 ACH	02/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.74	0.00	2348555 ACH	02/24/2022	15729 Timber Creek A
2348556 ACH	02/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	2348556 ACH	02/24/2022	15729 Timber Creek
2371989 ACH	03/23/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	522.80	0.00	2371989 ACH	03/23/2022	Electric
2216139 ACH	03/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	471.97	0.00	2216139 ACH	03/24/2022	Electric
2293428 ACH	03/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.47	0.00	2293428 ACH	03/24/2022	Electric
2306382 ACH	03/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.59	0.00	2306382 ACH	03/24/2022	Electric
2348555 ACH	03/24/2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.64	0.00	2348555 ACH	03/24/2022	Electric
2348556 ACH	03/24/2022	Creek Meadows HOA		3363 University Drive East Suite	Bryan Texas Utilities	2200	19.55	0.00	2348556 ACH	03/24/2022	Electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check <input type="checkbox"/>	Check Date	Description
				215 Bryan, TX 77802							
							4,424.52	0.00			
8102 - CM ECM Sanitation <input type="checkbox"/> Sewer											
544491-209936 ACH	01/24/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	ACH	01/31/2022	15541 N Creek Meadows
572947-235104 ACH	01/31/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.27	0.00	572947-235104 ACH	01/31/2022	15751 Cottonwood Creek
572947-235104 ACH	02/25/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.27	0.00	572947-235104 ACH	02/25/2022	Sanitation, Sewer, Drainage
544491-209936 ACH	02/25/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	544491-209936 ACH	02/25/2022	15541 N Creek Meadows
544491-209936 ACH	03/29/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	126.26	0.00	544491-209936 ACH	03/29/2022	Sanitation, Sewer, Drainage
572947-235104 ACH	03/29/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	130.27	0.00	572947-235104 ACH	03/29/2022	Sanitation, Sewer, Drainage
							769.59	0.00			
8103 - CM ECM <input type="checkbox"/> ater and Irrigation											
102-8302-00	01/12/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	20.72	0.00	3142	01/12/2022	Timber Drive
102-8155-00	01/12/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	32.05	0.00	3142	01/12/2022	Greens Prairie
102-0067-00	01/12/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	97.32	0.00	3142	01/12/2022	15751 Cottonwood Creek
102-4969-00	02/07/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	116.86	0.00	3151	02/08/2022	15541 N Creek

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check <input type="checkbox"/>	Check Date	Description
	2022	HOA		Drive East Suite 215 Bryan, TX 77802	Utility District						Meadows
102-8302-00	02/07/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	52.77	0.00	3151	02/08/2022	Timber Drive
102-0067-00	02/07/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	167.75	0.00	3151	02/08/2022	15751 Cottonwood Creek
102-8155-00	02/07/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	64.10	0.00	3151	02/08/2022	Greens Prairie
102-4969-00 ACH	02/28/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	302.47	0.00	102-4969-00 ACH	02/28/2022	15541 N Creek Meadows
102-0067-00 ACH	02/28/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	322.15	0.00	102-0067-00 ACH	02/28/2022	15751 Cottonwood Creek
102-8302-00 ACH	02/28/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	97.68	0.00	102-8302-00 ACH	02/28/2022	Timber Drive
102-8155-00 ACH	02/28/ 2022	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	61.20	0.00	102-8155-00 ACH	02/28/2022	Greens Prairie
							1,335.07	0.00			
Total							94,009.07	0.00			

Annual Budget - Comparative

Properties: Creek Meadows HOA - 3363 University Drive East Suite 215 Bryan, TX 77802

As of: Apr 2022

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	TD Actual	Annual Budget
Income		
Homeowners Association Dues	521.46	0.00
Fines for violations	25.00	0.00
Certified Letter Charge	52.50	0.00
CREE MEADO S HOA INCOME		
CM/ECM Homeowner Dues	377,087.35	411,500.00
CM/ECM Transfer Fees	630.00	2,000.00
CM/ECM Late Fees	210.00	1,500.00
CM/ECM Fines For Violations	306.96	500.00
CM/ECM Finance Charges	629.48	1,000.00
CM/ECM Pool Fob Income	450.00	2,000.00
CM ECM Deed Restriction Income		
CM/ECM Cost of Collections	20.85	0.00
CM/ECM Cost of Enforcement/Lien Filed	75.00	0.00
Total CM ECM Deed Restriction Income	95.85	0.00
Total CREE MEADO S HOA INCOME	379,409.64	418,500.00
Certified Mail Charges Recovered	22.59	0.00
Total Operating Income	380,031.19	418,500.00
Expense		
Bank Fees/Office Expenses	1.20	0.00
HOA Dues - Refund of Overpayment	383.54	0.00
CM/ECM Deed Restriction Expense	0.00	2,150.00
CM/ECM Decorations, Flags, & Signs	207.00	3,500.00
CM ECMountains Lakes		
CM/ECM Fountain Repair	1,198.79	4,000.00
CM/ECM Monthly Pond Dye & Maintenance	593.44	5,000.00
Total CM ECMountains Lakes	1,792.23	9,000.00
CM ECMounds Maint Improvements		
CM/ECM Irrigation Repair	3,952.26	10,000.00

Annual Budget - Comparative

Account Name	TD Actual	Annual Budget
CM/ECM Landscape Maintenance	32,675.00	200,000.00
CM/ECM Tree Removal & Care	5,131.05	6,000.00
Total CM/ECM Grounds Maintenance/Improvements	41,758.31	216,000.00
CM/ECM Insurance		
CM/ECM Directors & Officers	0.00	3,000.00
CM/ECM General Liability	11,364.00	9,000.00
Total CM/ECM Insurance	11,364.00	12,000.00
CM/ECM Legal & Professional Fees		
CM/ECM Legal Fees	0.00	2,500.00
Total CM/ECM Legal & Professional Fees	0.00	2,500.00
CM/ECM HOA Management Fees		
CM/ECM Beal Properties Management Fee	11,300.18	55,000.00
Total CM/ECM HOA Management Fees	11,300.18	55,000.00
CM/ECM Community Events	0.00	5,000.00
CM/ECM Annual Membership Meeting Expense	-150.00	150.00
CM - Park Maintenance		
CM Clean & Repair Park Equipment	100.00	1,250.00
CM Park Trash Removal	600.00	4,000.00
Total CM - Park Maintenance	700.00	5,250.00
ECM - Park Maintenance		
ECM - Clean & Repair Park Equipment	0.00	1,250.00
ECM - Park Trash Removal	600.00	4,000.00
Total ECM - Park Maintenance	600.00	5,250.00
CM - Pool		
CM - Pool Janitorial Service	0.00	2,000.00
CM - Pool Annex Repairs	3,973.00	4,000.00
CM - Pool Annex Winterization	0.00	300.00
CM - Pool Monthly Maintenance & Chemicals	3,992.47	25,000.00
CM - Pool Equipment Repairs & Maintenance	0.00	2,000.00
CM - Pool Security Camera Utilities	674.20	1,900.00
Total CM - Pool	8,639.67	35,200.00
ECM - Pool		
ECM - Pool Janitorial Service	0.00	2,000.00
ECM - Pool Annex Repairs	71.00	4,000.00

Annual Budget - Comparative

Account Name	TD Actual	Annual Budget
ECM - Pool Annex Winterization	0.00	300.00
ECM - Pool Monthly Maintenance & Chemicals	1,951.96	20,000.00
ECM - Pool Equipment Repairs & Maintenance	0.00	2,000.00
ECM - Pool Security Camera Utilities	790.77	1,900.00
Total ECM - Pool	2,813.73	30,200.00
CM/ECM Postage & Delivery	0.00	500.00
CM/ECM Special Projects / Improvements	7,009.30	0.00
CM/ECM Website Expense	0.00	25.00
CM ECM Utilites		
CM/ECM Electric	2,812.52	14,000.00
CM/ECM Sanitation / Sewer	769.59	2,500.00
CM/ECM Water and Irrigation	1,934.24	10,000.00
Total CM ECM Utilites	5,516.35	26,500.00
CM/ECM Property Taxes	0.00	200.00
CM/ECM Transfer to Reserve	0.00	10,000.00
Total Operating Expense	91,935.51	418,425.00
Total Operating Income	380,031.19	418,500.00
Total Operating Expense	91,935.51	418,425.00
NOI - Net Operating Income	288,095.68	75.00
Total Income	380,031.19	418,500.00
Total Expense	91,935.51	418,425.00
Net Income	288,095.68	75.00



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

April 7, 2022

Creek Meadows Management Report

Delinquency Report: As of today, there is a total of \$52,056.03 owed to the HOA including late fees and interest. We are continuing to work on collecting that balance.

Property Status: 897 lots total. 68 of those are owned by the developer. We currently have 24 builder lots, 95 rentals (that were reported) and 710 Owner occupied residential units.

Violation Report: We are currently driving the property every other week. Most violations this time of year are for yard maintenance. As mentioned during the last meeting, we are now focusing more attention on the issue of overgrown shrubs and trees. The expectation is that all young trees will have suckers (limbs growing from the bottom of the tree trunk) removed and all branches need to be trimmed if they are pointing down toward the ground. On larger trees, we will be looking for a canopy that is at or above 6', with all downward facing branches and limbs removed. The Board has approved a 90 day window for corrections to be made under this specific issue for Article 3.28.

The HOA approved stain color is Sherwin Williams semi-transparent in Hawthorne. Homeowners DO NOT have to buy that specific stain, but the color must be as close as possible. No other stain color has been approved. Please note that it is NOT a requirement that you stain your fence. However, IF your fence is stained, you can receive a violation if the stain is not maintained or is allowed to fade/peel.

Architectural Control:

ACC Submissions January – March 2022
12 total requests – 11 approved, 1 denied

Shed 3
Home Paint/Color Change 3 ***Reminder, if you are changing the color, you must request ACC approval.**
Patio extension 2
Landscaping 1(Denied)
Swimming Pools 2
Driveway Extension 1

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College Station, TX 77840
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Project Update:

1. Work has been completed to remove trees and debris blocking drainage in the detention pond at Backwater & Royder.
2. Work is underway to remove the metal spacers in the pool deck at the Creek Meadows pool. The gaps will be filled with a silicone caulk.
3. Playground slide at Creek Meadows park is on order (backorder) and will be replaced as soon as it is received.
4. Creek Meadows fountain was replaced and has been reinstalled.

POOL OPENING DATE IS THURSDAY, APRIL 14, 2022.

POOL HOURS: MONDAY 3PM-9PM, TUESDAY-SUNDAY 6AM-9PM

If you do not have a key fob for the pool, you may come by the Beal Properties office M-F 8:30am – 5:30pm to sign the pool agreement and pick up a fob.

-ONLY OWNERS may pick up pool fobs.

-Owners with past due assessments will not have fobs turned on until the balance is paid, or a payment plan is established.

-One key fob per household.