



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

BOARD OF DIRECTORS MEETING AGENDA

April 6, 2023 @ 6:00pm

- 1. Call to Order - President**
- 2. Review / Approve Previous Meeting Minutes - Secretary**
- 3. Financial Report - Treasurer**
 - 2023 1st 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**
 - Hoop Pros Insurance Claim – CM Pool Deck & Replaster
 - Funding for CM Pool and Deck Repair - Loan/Special Assessment
 - Drainage work along Royder Road
 - Tree Removal/Replacement
- 7. New Business**
 - Discuss liens/lawsuits for 5 Delinquent Accounts (Executive Session)
 - CM Stone columns/stone benches – Remove or repair
 - Reserve Study/Assessments
 - Park Vandalism/Video Cameras
- 8. Adjourn**

Meeting of the Board of Directors
Creek Meadows Owners Association
Offices of Beal Properties
January 5, 2023

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. Call to order – Summer Burns called the meeting to order at 6:01 pm
2. Review / Approve Previous Meeting Minutes – The previous minutes were approved via email on November 15
3. Financial Report – Treasurer: 2022 4th Quarter Financial Report
 - a. Cash \$176,026.
 - b. Reserve \$57,370
 - c. Income \$420,605
 - d. Expenditures \$414,168
 - e. Budget \$418,485
 - f. Repairs \$21,000
 - g. Special projects \$38,000
 - h. Surplus \$7700.
4. Management Reports – Beal Properties
 - a. Dues/Delinquency Status – delinquency report, \$320,901 outstanding to the HOA, including 2023 dues. The delinquency report is less than \$1000. There are 13.5 have been turned over to an attorney for collections. The remainder are a year behind. We will send a 45-day notice to them for delinquent balances, and then turn them over to collections. There is a \$150 charge to turn them over, which is the homeowner's responsibility, but in the interim, the HOA has to cover it.
 - b. Violation Report – 11 violations. No violations for yard maintenance because everyone's yard is a mess due to weather. Violations are mostly for trash cans left out front or piles of trash. Will look at homes that need painting in the spring. Looking to see if the ones notified last year completed the requested work.
 - c. Property and Project Updates - 897 lots. 27 owned by builders, 49 developer-owned, 101 rentals, 720 owner-occupied.
5. Committee Reports:

- a. Landscape Committee
 - i. Some trees died in the past year from drought and lightning. Talked with a company to remove trees, and got bids from Landmark to replace trees. 45-gallon/60-gallon tree options. \$1200 to remove trees, and \$6200 or \$10,000 for new trees. Trees can't be left dead. Timing is of the essence - should happen in spring before it gets too hot. Tree discussion will be ongoing.
 - ii. Received bid from Landmark to clean out the ditch near Victoria by the Stylecraft addition - \$2200 one-time fee to clean out. Motion to clean out ditch by Style Craft. Motion passes.
 - iii. Other ditch on Royder doesn't drain, full of mud. \$11,000 bid to fix this. Planned to start in November, but it rained again.
- b. ACC - reviewed 8 applications - 5 approved, 3 pending. Solar panel, patio enclosure, etc.
- c. Social Committee
 - i. Summer going to find people for social committee
- d. Unfinished Business
 - i. Developer repairs to irrigation along creed meadows- they are not responding. They are saying there was no irrigation there, but there was. We have a map of what was there. Either we pursue it legally or fix it, send them the bill, and see what happens. We need an answer on the pump then we can see what is working in that section.
 - ii. Villages at CM - CM used to own the Villages. Developer turned it over to homeowners, removed that land, and let them manage it. But didn't take the land around the villages out of our plat. We don't maintain it, but we are responsible if someone gets injured. We are trying to re-plate it so we have the entrance but not the land around the villages. We would have to pay for a survey, which is 8-10k and pay fees to have it re-platted. They would also have to accept it. The easy solution is to give them the land, including the medium and the entry. Developer still owns the villages. We can get a bid from a surveyor. OR we can do nothing and keep paying the insurance for it.
 - iii. Hoop Pros Insurance claim for CM pool deck and replaster - we have a new adjustor who is proactive. Hopefully, we will get a response in the next ten days. It would take 7-10 days to replaster the pool. We need to get it done. the deck would have to be retaped. The issue with the deck is the joints. We can wait the 2 weeks and see what they say they will pay. If they are going to pay, it's worth it to redo. In about two years will have to replaster the Estates pool. Lara will update.
 - iv. Basketball/slide on CM side. Slide is done. Basketball goals are the next project. Will be painted, new braces, new nets.
 - v. Irrigation pump - already talked about enclosing that and fencing it in or maybe a small shed type of enclosure is a possibility. Even though there is a lock on it, the hinges at the top are broken, so people can get in.
 - vi. On the street side of the park at CM, water is getting under the foam, forming a hole. We will need to take it out and replace that section.

- vii. Summer wants to start a newsletter that will be distributed through email to let homeowners know what is going on around the neighborhood.
- viii. Kids being picked up in CM – the only option now is off-duty police officer. \$50 per hour for CSPD. They can write tickets for trespassing and for parking in no parking zones. Motion to allocate 5 days of 2-hour shifts for CSPD to monitor Creek Meadows park. Motion passes.

6. Meeting adjourned 6:57



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

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 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 Board Meeting

Time: Apr 6, 2023 06:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86061781953?pwd=ekczcDVJaUFsY2pUT3pneTVSYXcwZz09>

Meeting ID: 860 6178 1953

Passcode: 523724

Cash Flow

Beal Properties

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

Date Range: 01/01/2023 to 03/31/2023 (Last Quarter)

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
Operating Income & Expense				
Income				
Interest Income	508.26	0.13	508.26	0.13
Pool Fobs	25.00	0.01	25.00	0.01
Late Fees\NSF Rent	50.00	0.01	50.00	0.01
Homeowners Association Dues	2,000.00	0.52	2,000.00	0.52
Fines for violations	175.00	0.05	175.00	0.05
Certified Letter Charge	7.17	0.00	7.17	0.00
CREEK MEADOWS HOA INCOME				
CM/ECM Homeowner Dues	375,504.12	97.73	375,504.12	97.73
CM/ECM Transfer Fees	630.00	0.16	630.00	0.16
CM/ECM Late Fees	35.00	0.01	35.00	0.01
CM/ECM Fines For Violations	2,014.93	0.52	2,014.93	0.52
CM/ECM Finance Charges	1,685.11	0.44	1,685.11	0.44
CM/ECM Pool Fob Income	425.00	0.11	425.00	0.11
CM/ECM Deed Restriction Income				
CM/ECM Cost of Collections	800.00	0.21	800.00	0.21
Total CM/ECM Deed Restriction Income	800.00	0.21	800.00	0.21
Total CREEK MEADOWS HOA INCOME	381,094.16	99.18	381,094.16	99.18
Certified Mail Charges Recovered	366.59	0.10	366.59	0.10
NSF Penalty	12.00	0.00	12.00	0.00
Total Operating Income	384,238.18	100.00	384,238.18	100.00
Expense				
Collections	-200.00	-0.05	-200.00	-0.05
Bank Fees/Office Expenses	151.80	0.04	151.80	0.04
Admin Fee / Credit card fee	124.85	0.03	124.85	0.03
Utilities - Water	224.13	0.06	224.13	0.06
CM/ECM Grounds Maint/ Improvements				
CM/ECM Landscape Maintenance	51,960.00	13.52	51,960.00	13.52
Total CM/ECM Grounds Maint/ Improvements	51,960.00	13.52	51,960.00	13.52
CM/ECM Insurance				
CM/ECM General Liability	2,227.00	0.58	2,227.00	0.58
CM/ECM Property	10,307.00	2.68	10,307.00	2.68
Total CM/ECM Insurance	12,534.00	3.26	12,534.00	3.26
CM/ECM Legal & Professional				

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Fees				
CM/ECM Legal Fees	1,156.25	0.30	1,156.25	0.30
Total CM/ECM Legal & Professional Fees	1,156.25	0.30	1,156.25	0.30
CM/ECM HOA Management Fees				
CM/ECM Beal Properties Management Fee	11,957.45	3.11	11,957.45	3.11
Total CM/ECM HOA Management Fees	11,957.45	3.11	11,957.45	3.11
CM/ECM Community Events	487.13	0.13	487.13	0.13
CM - Park Maintenance				
CM Clean & Repair Park Equipment	1,154.07	0.30	1,154.07	0.30
CM Park Trash Removal	400.00	0.10	400.00	0.10
Total CM - Park Maintenance	1,554.07	0.40	1,554.07	0.40
ECM - Park Maintenance				
ECM - Clean & Repair Park Equipment	260.00	0.07	260.00	0.07
ECM - Park Trash Removal	400.00	0.10	400.00	0.10
Total ECM - Park Maintenance	660.00	0.17	660.00	0.17
CM - Pool				
CM - Pool Annex Repairs	332.00	0.09	332.00	0.09
CM - Pool Annex Winterization	60.00	0.02	60.00	0.02
CM - Pool Monthly Maintenance & Chemicals	4,212.17	1.10	4,212.17	1.10
CM - Pool Equipment Repairs & Maintenance	535.84	0.14	535.84	0.14
CM - Pool Security Camera Utilities	511.34	0.13	511.34	0.13
Total CM - Pool	5,651.35	1.47	5,651.35	1.47
ECM - Pool				
ECM - Pool Janitorial Service	50.00	0.01	50.00	0.01
ECM - Pool Annex Repairs	239.00	0.06	239.00	0.06
ECM - Pool Monthly Maintenance & Chemicals	2,919.85	0.76	2,919.85	0.76
ECM - Pool Equipment Repairs & Maintenance	378.88	0.10	378.88	0.10
ECM - Pool Security Camera Utilities	508.26	0.13	508.26	0.13
Total ECM - Pool	4,095.99	1.07	4,095.99	1.07
CM/ECM Utilites				
CM/ECM Electric	3,749.63	0.98	3,749.63	0.98
CM/ECM Sanitation / Sewer	1,045.20	0.27	1,045.20	0.27
CM/ECM Water and Irrigation	684.67	0.18	684.67	0.18
Total CM/ECM Utilites	5,479.50	1.43	5,479.50	1.43
Total Operating Expense	95,836.52	24.94	95,836.52	24.94
NOI - Net Operating Income	288,401.66	75.06	288,401.66	75.06

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total Income	384,238.18	100.00	384,238.18	100.00
Total Expense	95,836.52	24.94	95,836.52	24.94
Net Income	288,401.66	75.06	288,401.66	75.06
Other Items				
Prepayments	-80,397.51		-80,397.51	
Net Other Items	-80,397.51		-80,397.51	
Cash Flow	208,004.15		208,004.15	
Beginning Cash	138,161.51		138,161.51	
Beginning Cash + Cash Flow	346,165.66		346,165.66	
Actual Ending Cash	346,665.66		346,665.66	

Expense Distribution

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

Payees: All

Bill Date Range: 01/01/2023 to 03/31/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4606 - Certified Letter Charge											
	01/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4.57	0.00	3260	01/12/2023	Certified Letter Charge for 01/2023
	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	60.71	0.00	3267	02/13/2023	Certified Letter Charge for 01/2023
	02/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	6.96	6.96			Certified Letter Charge for 02/2023
							72.24	6.96			
6840 - Utilities - Water											
	03/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	03/31/2023	Greens Prairie TR Irrigation
	03/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	68.62	0.00	ACH	03/31/2023	15751 Cottonwood Creek Ln Irrigation
	03/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	97.21	0.00	ACH	03/31/2023	15541 Creek Meadow BLVD Irrigation
	03/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	03/31/2023	Timber Drive
							224.13	0.00			
8042 - CMIECM Landscape Maintenance											
	02/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	17,861.25	0.00	3268	02/13/2023	Landscape Maintenance - January
	03/22/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Landmark Operations Company LLC	2200	17,861.25	0.00	3283	03/23/2023	February Landscaping Maintenance

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8052 - CM/ECM General Liability											
60677-78-01	01/11/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Farmers Insurance Exchange	2200	2,227.00	0.00	3259	01/12/2023	2023 Insurance Premiums
							35,722.50	0.00			
8053 - CM/ECM Property											
60677-78-01	01/11/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Farmers Insurance Exchange	2200	10,307.00	0.00	3259	01/12/2023	2023 Insurance Premiums
8062 - CM/ECM Legal Fees											
9651	03/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	150.00	0.00	3275	03/10/2023	Preparation of Demand Letter
9652	03/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	150.00	0.00	3275	03/10/2023	Preparation of Demand Letter
9653	03/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	150.00	0.00	3275	03/10/2023	Preparation of Demand Letter
9649	03/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	150.00	0.00	3275	03/10/2023	Preparation of Demand Letter
9650	03/09/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Katine Nechman McLaurin, LLP	2200	150.00	0.00	3275	03/10/2023	Preparation of Demand Letter
8071 - CM/ECM Beal Properties Management Fee							750.00	0.00			
	01/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	4,069.15	0.00	3260	01/12/2023	January 2023 - Monthly Management Fee (802 doors x \$4.62)
	02/01/2023	Creek Meadows HOA		3363 University Drive East Suite	Beal Properties	2200	4,069.15	0.00	3272	02/14/2023	February 2023 - Monthly

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
8080 - CM/ECM Community Events											
13722369	03/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Backyard Jump, LLC	2200	487.13	0.00	3284	03/28/2023	Bounce House Rental - Blue Lagoon
											Management Fee (839 x \$4.85)
											March 2023 - Monthly Management Fee (802 doors x \$4.62)
							12,207.45	0.00			
8111 - CM Clean & Repair Park Equipment											
14861	02/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	350.00	0.00	3270	02/13/2023	Replace Playground Slide
11702	03/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	260.00	0.00	3280	03/10/2023	Pressure wash playground area and equipment
14971	03/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	T. Fry Make Ready	2200	544.07	0.00	3279	03/10/2023	Removed broken braces on basketball goal, replaced nets, Paint backboards, rims and post
8112 - CM Park Trash Removal											
0012	01/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3266	01/27/2023	Monthly Porter Service
0020	02/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3273	02/28/2023	Monthly Trash Pick Up - Creek Meadows

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
0015	03/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3285	04/03/2023	Porter Service - March
							600.00	0.00			

8121 - ECM - Clean & Repair Park Equipment

11702	03/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	260.00	0.00	3280	03/10/2023	Pressure wash playground area and equipment
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8122 - ECM - Park Trash Removal

0013	01/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3266	01/27/2023	Monthly Porter Service
0021	02/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3273	02/28/2023	Monthly Trash Pick Up - Estates
0014	03/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Ruben Foster	2200	200.00	0.00	3285	04/03/2023	Porter Service- March
							600.00	0.00			

8132 - CM - Pool Annex Repairs

8066	03/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	215.50	0.00	3276	03/10/2023	Creek Meadows Pool Pest Control
SPS-45905	03/07/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	21.50	0.00	3278, 3278, 3281	03/10/2023, 03/10/2023, 03/10/2023	Hazardous Pool Chemical Sign - Paid with Beal CC
							237.00	0.00			

8133 - CM - Pool Annex Winterization

2647	01/02/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	30.00	0.00	3265	01/12/2023	drip faucets in bathrooms and winterize
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8134 - CM - Pool Monthly Maintenance & Chemicals

2023754	03/07/2023	Creek Meadows		3363 University	Oasis Pools	2200	811.88	0.00	3277	03/10/2023	Monthly
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	HOA		Drive East Suite 215 Bryan, TX 77802							Maintenance - January

8135 - CM - Pool Equipment Repairs & Maintenance

2022739	02/06/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	535.84	0.00	3269	02/13/2023	Clean baby pool to remove glass.
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8136 - CM - Pool Security Camera Utilities

07707-148804-01-202/10/ 2023	01/31/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	157.94	0.00	ACH	01/31/2023	15541 N Creek MDW BLVD
07707-139966-01-103/25/ 2023		Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	175.32	0.00	ACH	02/10/2023	15751 Cottonwood Creek Ln
							178.08	0.00	ACH	03/25/2023	15541 N Creek MDW BLVD
							511.34	0.00			

8141 - ECM - Pool Janitorial Service

11657	02/06/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	50.00	0.00	3271	02/13/2023	Janitorial Expense
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8142 - ECM - Pool Annex Repairs

8066	03/07/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	David Kitchens	2200	217.50	0.00	3276	03/10/2023	Creek Meadows Pool Pest Control
SPS-45905	03/07/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	21.50	0.00	3278, 3278, 3281	03/10/2023, 03/10/2023, 03/10/2023	Hazardous Pool Chemical Sign
							239.00	0.00			

8144 - ECM - Pool Monthly Maintenance & Chemicals

2023756	03/07/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	631.82	0.00	3277	03/10/2023	Monthly Pool Maintenance - January
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Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description	
8145 - ECM - Pool Equipment Repairs & Maintenance												
2022742	02/06/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	378.88	0.00	3269	02/13/2023	Installed timer on auto fill and repair leak.	
8146 - ECM - Pool Security Camera Utilities												
07707-139966-01-102/25/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	175.00	0.00	ACH	01/31/2023	15751 Cottonwood Creek	
07707-139966-01-102/25/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	157.94	0.00	ACH	02/25/2023	15541 N Creek Meadows BLVD	
07707-148804-01-203/13/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Optimum	2200	175.32	0.00	ACH	03/13/2023	15751 Cottonwood Creek LN	
8191 - CM/ECM Electric												
01/31/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	634.48	0.00	ACH	01/31/2023	15541 N Creek Meadows BLVD	
01/31/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.38	0.00	ACH	01/31/2023	15521 Baker Meadow Loop Sign	
01/31/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.24	0.00	ACH	01/31/2023	15729 Timber Creek Ln # A	
01/31/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	01/31/2023	15729 Timber Creek LN # A	
01/31/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	640.68	0.00	ACH	01/31/2023	15751 Cottonwood Creek Ln	
01/31/2023	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	20.62	0.00	ACH	01/31/2023	4401 Silver Brook Ct	

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2371989	02/23/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	558.68	0.00	ACH	02/23/2023	15751 Cottonwood Creek
2216139	02/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	598.68	0.00	ACH	02/24/2023	15541 N Creek Meadow
2293428	02/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.25	0.00	ACH	02/24/2023	4401 Silver Brook
2348555	02/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.24	0.00	ACH	02/24/2023	15729 Timber Creek Ln # A
2348556	02/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	02/24/2023	15729 Timber Creek Ln # B
2306382	02/24/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.71	0.00	ACH	02/24/2023	15521 Baker Meadow Loop Sign
2371989	03/23/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	494.83	0.00	ACH	03/23/2023	15751 Cottonwood Creek Ln
2216139	03/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	591.28	0.00	ACH	03/27/2023	15541 N Creek Meadow BLVD
2306382	03/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.71	0.00	ACH	03/27/2023	15521 Baker Meadow Loop Sign
2348555	03/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	19.16	0.00	ACH	03/27/2023	15729 Timber Creek LN #A
2293428	03/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.15	0.00	ACH	03/27/2023	4401 Silver Brook Ct
2348556	03/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	18.18	0.00	ACH	03/27/2023	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
8192 - CM/ECM Sanitation / Sewer											
	01/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	01/30/2023	15541 Creek Meadows BLVD
	01/30/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.86	0.00	ACH	01/30/2023	15751 Cottonwood Creek
	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.86	0.00	ACH	01/31/2023	15751 Cottonwood Creek
	01/31/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	01/31/2023	15541 Creek Meadows BLVD
544491-209936	02/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	02/27/2023	15541 Creek Meadow BLVD N
572947-235104	02/27/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.86	0.00	ACH	02/27/2023	15751 Cottonwood Creek LN
572947-235104	03/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	132.86	0.00	ACH	03/28/2023	15751 Cottonwood Creek Ln
544491-209936	03/28/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	128.44	0.00	ACH	03/28/2023	15541 Creek Meadows BLVD N
8193 - CM/ECM Water and Irrigation											
	02/01/2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	02/01/2023	Greens Prairie Rd Irrig
102-4969-00	02/01/2023	Creek Meadows		3363 University	Wellborn Special	2200	234.00	0.00	ACH	02/01/2023	15541 Creek

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
102-8302-00	2023	HOA		Drive East Suite 215 Bryan, TX 77802	Utility District	2200	29.15	0.00	ACH	02/01/2023	Timber Drive Meadows Blvd Irrigation
102-0067-00	02/01/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	246.63	0.00	ACH	02/01/2023	15751 Cottonwood Creek Ln
102-0067-00	03/01/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	58.29	0.00	ACH	03/01/2023	15751 Cottonwood Creek Ln
102-8155-00	03/01/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	03/01/2023	Greens Prairie TR Irrigation
102-4969-00	03/01/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	03/01/2023	15541 Creek Meadow BLVD Irrigation
102-8302-00	03/01/ 2023	Creek Meadows HOA		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	ACH	03/01/2023	Timber Drive
Total							74,025.04	6.96			



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

April 6, 2023

Creek Meadows Management Report

Delinquency Report: As of today, there is a total of \$59,512.48 owed to the HOA including interest. This includes \$10,841.86 in seriously delinquent accounts which were turned over to the attorney to collect in February. So far, we have collected \$7,345.28 from 2 of the original 5 accounts turned over. There are 4 more that we are watching to see if they get paid in the next few weeks. At this point ALL dues are delinquent if unpaid.

Property Status: There are 897 lots in Creek Meadows. 27 are owned by builders, ~~49~~ are developer owned, 101 are confirmed rentals, and 720 are owner occupied.

Violations Report: There are currently dozens of active violations. These are primarily yard maintenance violations. With Spring in full swing, everyone should be paying close attention to their yards and making sure the regular maintenance is being done. We also sent out a letter to homeowners recently, detailing some other property maintenance items that we are going to be looking at, including paint on homes, mildew growing on Austin stone, etc.

ACC: The ACC reviewed 8 requests. 7 approved and 1 pending.

Garage Doors
Garage AC Unit
Pollinator Garden
Driveway Extension
Shed x 4