

WOOD BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Beal Properties
903 Texas Ave. South, College Station, Texas 77840
Wednesday, July 15, 2020

Attendees:

Lacey Warren, President
Vince Marino, Vice President Carrie Siatunuu, Treasurer
Jennifer Stroh, Secretary

Toni Myers, Beal Properties HOA Director

Lacey Warren called the meeting to order at 3:39 p.m.
Present via ZOOM meeting: Carrie Siatunuu, Jennifer Stroh, Vince Marino and Lacey Warren
K.I. Selindis was not able to attend and gave his proxy to Lacey for purposes of voting.

NOTE: Because we did not meet in April due to the Covid-19 pandemic, this meeting served as both the April and the July meeting.

Financials:

Pages 7-8: Expense distribution. Toni to make changes pointed out by Carrie. (Toni - please attach to these minutes).

Toni to double check a charge for a toilet re-set and report back to us.

Insurance: We finally have an accurate monthly insurance amount of \$4,028.49 as a recurring payable paid on the 25th of each month.

After approval from the Board, the mandatory phone at the pool, Frontier Communications, has been changed to Kings III of America.

HOA fees delinquency. As of June 30, only one person/unit is delinquent. This estate is in probate and will close within the next few weeks and we should receive all past due amounts.

Vince moved to accept financial statements as presented. Carrie seconded the motion. Motion passed.

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Old Business:

Lights: Have gone back and forth with confusions and mistakes with Constant Current regarding light placement. Consensus was to do the following:

We will not remove lights that have already been placed where they are now. But we also want lights installed where we originally asked for them to be put as per the original quote. Also, stated that Constant Current needs to get permission from the board before making any changes to lighting locations. This cost is \$703.

Carrie suggested that we proceed with spending the \$703 to place the lights where we originally requested them.

We are still waiting for additional lighting bids. Toni states that it is extremely difficult to get bids right now and she has not been able to get a second bid yet. CC Electric should have a bid to us by July 21 or soon thereafter.

Pool: Discussion ensued on whether or not to open pool. It was noted that open pools in some complexes have to sanitize every few hours every single day and would be extremely cost prohibitive for us. Everyone agreed that it is not financially or physically feasible for Woodbrook to do this. The decision was made to leave the pool closed.

Mailbox Area: This will move to the next Board meeting in October to discuss.

New Business:

Parking Passes: No issues with not having parking passes. Everyone agreed to continue without parking passes.

Ideas for Updates on Property:

- Entrance sign: Mark Webber with Webber Custom Homes is working on this for us. Toni says he will come up with a sketch and a bid for a new entrance sign for Wood Brook. Waiting to meet in person so Mark can present mock-ups and bids to us.
- Lighting improvements (discussed in old business)
- Removal of some trees and bushes

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- Parking lot issues still remain. Carrie states the area that is the worst is the drainage between Wood Brook and back parking area to Wolf Pen Creek Park. When it rains, it is draining and seems to be seeping underneath the asphalt, making it very soft. It breaks up when garbage trucks come in and drive over the area. We need to ask landscapers for ideas to address the drainage so asphalt damage doesn't advance any further.

Toni informed us that we just received two bids to remove and replace the asphalt in three areas of the parking lot (as designated by temporary paint)

Bid 1: \$7,956 (this company is using concrete)

Bid 2: \$900 (Freddie) (He is using asphalt)

Vince says we should use concrete as asphalt will not hold up with the weather.

Reserve Bank Account: Carrie motioned to transfer on a monthly basis the reserve cash amount of \$1,588.00 into that account instead of waiting till the end of the year. This would begin on August 1. Jennifer seconds the motion. Motion passed.

Bank: Toni and Carrie are looking at bank options. They had two meetings set up but then COVID happened. Therefore, bank update will occur at the next meeting. Banks are TBT Bank and Guaranty Bank.

Next Meeting: October 21 at 3:30 p.m. at Beal Properties or via Zoom.

Adjournment: Jennifer moved to adjourn the meeting. Vince seconded the motion. Motion passed and meeting was adjourned at 4:32 p.m