



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

Old Oaks HOA Board Meeting
903 S. Texas Ave. College Station, Texas 77840
October 29, 2020 6pm @ Beal Properties & Via Zoom

Financial Report: Cash flow review for June 1, 2020 through September 30, 2020.

Old Business:

1. Pipe – entering our property from Briar Oaks neighbor – researching terms and parties to drainage easement. (Also need to research if we own land up to creek or does City? Relevant to future retaining wall. A current plat would be good for Board to see.)
2. Parking stops – acquired 3-3-20. To be placed behind unit #1 and #2. Decide if we need to clear woods/brush or place clay before laying? Do they need to be broken up?
3. Drainage Culvert was repaired by Yard Stars in April, and at June meeting they were requested to add more clay/rocks behind logs. (Still not done. Do we need new bids?)
4. Bids for French Drains. Cost range? Materials to be used?
5. Review of Gutter on 1-10. Bid for Gutters sent on 11-22-19, with list of \$1,500. Work approved at Board meeting on 2-19-20. Bill sent on 4-10-20. Paid 4-16-20 - \$1,900. Refund? Review job particulars: Has leaf guard? (y/n) FYI – it is 4 inches in width. (Not very big.)
6. Portfolio Loan current interest rate of 4.75% which is fixed until April 21, 2022. At that time it will be an annual rate of WSJP +1.5% for 10 additional years. Consider refinancing to a fixed rate near 2022? (Will having a large savings account help us refinance to lower rate?)
7. Electrical conduit was mentioned at Annual Meeting on 2-19-20 by #29. On 5-7-20 Constant Current worked on building 29-32. Bill submitted 5-7 for “installed conduit straps and anchor screws.” for \$360.41 Bill paid 6-2-20. June 16 meeting notes state “Electrical Situation around building 29-32 was evaluated by Constant Current. No work required. Attempted contact with owner of #29. Not able to make contact.”
8. Pylon bid being solicited for one pylon in front of #20/#23 to keep cars off of the grass. (We could place parking stops – like was done at #10 – since we have them.)
9. Insurance adjustment for Hail Storm damage not significant enough to act on insurance offer. (Some board members still evaluating.)
10. Lawn Concerns
 - Yard Stars has been asked to clear debris next to # 17 and the fence of Briar Oaks. (Need this cleaned up to work on pipe from Briar Oaks neighbor.)
 - Yard Stars has paid particular attention to the pipe between #7 and #18 and done a good job.
 - Yard Stars is now riding lawn mower behind unit #19 and #20 and it is faster and cuts/mulches better. Good job. Removal of board walk made this possible.
11. Tree Trimming request free evaluation to see if any trees in danger of falling down due to disease or misshaped?

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12. Hardie Plank Concerns – Super Siding finished work on unit #7, declined work on #25. Soliciting bids to fix porch roof on #25.

Unit #27 hole in Hardie Plank was closed.

13. Owner of # 21 informed of the need to cut back decks per previous meeting. Done?
14. Porch Fire on 1-27-20 @ #30, owner requested (?) additional time for repairs. Agreed to?
15. Removal of boardwalk between #20 and #23 has been completed for free by Thomas Haddick.

New Business

1. Insurance needs to be reviewed since it expires in December. (Do not yet have bids.) Review types of insurance we currently have and how to pay for next year's bill. If we pay it in a lump sum in Dec/Jan we could save ourselves about \$500 because of no interest.
2. Consider access to yard with drain problem near unit #21. Consider removing wood that blocks stair access to the yard. Consider installing new hand rail for unit #21. Paint porch step for safety? (Should be inexpensive – just remove 3 pieces of wood and install 3 new pieces of wood.)
3. Ramp work/ Boardwalks repairs? Ramp next to unit #10 is in dire need of repair. Do we wish to repair with wood or replace with composite material? Request estimates? Estimates to include various materials to be used including wood and composite? (According to Home Depot website -some 8 foot boards are \$18 and others are \$40. This gives a range of \$540–1080 for just the top planking. The advantage is that the materials are to last 20 years. Would we need to replace substructure?)
4. Boardwalks – power washing – Do it ourselves/or get bids. (FYI – power washer are electric or gas powered – assume we will need gas powered. For reference - can rent them for \$300-400 for a week.)
5. Due to Covid-19, discuss limiting amount to be spent without board approval. Current limit?
6. Review of IRS filing due dates (April 15 or with extension 10-15) Paid \$6.28 in penalty and \$5.38 in interest in December 2019 for 2018 tax bill. Beal offered to refund this. (We pay \$360/annually for CPA to fill out our tax forms, can Beal fill out our tax forms, and do we want Beal to fill out our tax forms, and can they do it?) (Equity used to do this and then Pres, VP, or treasurer signed them.)
7. BTU poll, next to parking lot and unit #10, has 2 foot deep hole in ground (1 foot accross)– perhaps due to runoff from new gutters attached to #10. Need it filled or BTU poll may become unstable and fall.
8. Yard Stars – leaf removal behind 20-28 was done 10-12-20. Next year suggest doing this leaf removal in mid-November when most of the leaves have dropped.
9. BTU Water bill shows increase of 42,000 gallons in one month. (Mention at annual?)
10. Back decks and stairs are the responsibility of individual unit owner. Note some are in need of repair. (Mention at annual meeting.)
11. Remind owners, at the annual meeting, they can take homestead property tax exemption if they live here. We have about 4 residents who have not taken this benefit. (Mention at annual?)

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Old Oaks Condominium Owners Association
Board Meeting Notes
June 18, 2020
Held over Zoom and in person at Beal.

Attended by: Karen Quattlebaum (President), Kathleen Shudell (Secretary), Helen Menn (Board Member), Matthew Solom (Board Member), Toni Myers (Beal), Stacie Bone (Beal)

Financial Report by Toni Myers: Cash flow report presented for January 1 through May 31, 2020.

Old Business:

1. Hardie Plank Concerns – Super Siding will be coming to address issue on #7 and #25. Responsible party of #27 was informed of damage.
2. Porch Fire at #30, owner requested additional time for repairs, it was agreed to.
3. Boardwalks – No issue at this time.
4. Electrical Situation around building 29-32 was evaluated by Constant Current. No work required. Attempted contact with owner of #29. Not able to make contact.
5. Unit #23 now restored to original exterior condition.
6. Fire/Insurance Issue – Easement is passable except for back deck of #21. Owner to be informed.
7. Erosion/Flood Issues
Drainage Culvert was repaired by Yard Stars in April. They will add more dirt behind logs. Gutters on 1-10 installed. Bill will be checked and additional bids sought for French Drains. Erosion Mitigation Plan includes placing parking stops in eroded area behind unit #1 and #2.

New Business

1. Financial Concerns
 - New HOA property Assessment issued by Brazos CAD given to the Board. It was accepted.
 - Unit #23 was sold and all back dues were paid.
 - New Terms for our Home Equity Loan will be researched by Terry.
2. Lawn Concerns
 - Grass to be fertilized once a year in Spring. Healthy grass is important in erosion control.
 - Yard Stars has been asked to pay particular attention to the pipe between #7 and #18, and to look at the debris next to # 17 and the fence of Briar Oaks.
 - Tree Trimming maybe needed and we need to start making a list of suggested trees to be cut down. (Particularly trees in power lines or diseased or in danger of falling on structures.)
 - Pylon bids are being solicited for placement in front of #20/#23 to keep cars off of the grass.
 - Removal of boardwalk between #20 and #23 has been authorized in order to facilitate use of riding lawn mower behind units. (Work will be done for free by Thomas Haddick.)
3. Roof damage from hail storm still being evaluated by inspectors.
4. Pipe – entering our property – researching terms and parties to drainage easement.
5. Gutters- all gutters except for #1-10 need to be cleaned by owner.

Cash Flow

Beal Properties

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Date Range: 01/01/2020 to 10/29/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	68,785.98	98.31	68,785.98	98.31
Miscellaneous Income	1,185.62	1.69	1,185.62	1.69
Total Operating Income	69,971.60	100.00	69,971.60	100.00
Expense				
Electrical Repairs	502.41	0.72	502.41	0.72
General Maintenance	226.00	0.32	226.00	0.32
Insurance	13,892.20	19.85	13,892.20	19.85
Transfer to Reserves	6,880.00	9.83	6,880.00	9.83
Legal Fees	300.00	0.43	300.00	0.43
Lawn/Property Maintenance	6,548.82	9.36	6,548.82	9.36
Special Projects	1,900.00	2.72	1,900.00	2.72
Management Fee	4,500.00	6.43	4,500.00	6.43
Mortgage/Note Payment	18,011.60	25.74	18,011.60	25.74
Pest Control	1,190.80	1.70	1,190.80	1.70
Plumbing Expense	350.00	0.50	350.00	0.50
Porter Service	135.00	0.19	135.00	0.19
Professional Fees	360.00	0.51	360.00	0.51
Property Taxes	2.34	0.00	2.34	0.00
Utilities	10,630.44	15.19	10,630.44	15.19
Total Operating Expense	65,429.61	93.51	65,429.61	93.51
NOI - Net Operating Income	4,541.99	6.49	4,541.99	6.49
Total Income	69,971.60	100.00	69,971.60	100.00
Total Expense	65,429.61	93.51	65,429.61	93.51
Net Income	4,541.99	6.49	4,541.99	6.49
Other Items				
Prepayments	-1,210.00		-1,210.00	
Net Other Items	-1,210.00		-1,210.00	
Cash Flow	3,331.99		3,331.99	
Beginning Cash	20,986.11		20,986.11	
Beginning Cash + Cash Flow	24,318.10		24,318.10	
Actual Ending Cash	24,318.10		24,318.10	

Expense Distribution

Exported On: 10/29/2020 01:15 PM

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2020 to 10/29/2020

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
6390 - Electrical Repairs						
8518	04/07/2020	CC Electric	61.00	123411	04/07/2020	checked wiring
8518-1	04/17/2020	CC Electric	81.00	123424	04/17/2020	#19- Trouble shoot wire to a tripped breaker
12127	06/02/2020	Constant Current Electric	360.41	123584	06/04/2020	supplied/installed conduit straps on foundation
			502.41			
6455 - General Maintenance						
11652	01/06/2020	T. Fry Make Ready	70.00	123143	01/07/2020	remove satellite dish #17
1990	02/25/2020	Petty-Faldyn Property Repair LLC	156.00	123260	02/25/2020	Build structure to house Suddenlink cables.
			226.00			
6470 - Insurance						
TXH-971182	01/10/2020	IPFS Corporation	1,389.22	123155	01/10/2020	Monthly Insurance premium
TXH-971182	02/11/2020	IPFS Corporation	1,389.22	123237	02/11/2020	Monthly Insurance premium
TXH-971182	03/10/2020	IPFS Corporation	1,389.22	123328	03/10/2020	Monthly Insurance premium
TXH-971182	03/19/2020	IPFS Corporation	1,389.22	123340	03/19/2020	Monthly Insurance premium
TXH-971182	05/08/2020	IPFS Corporation	1,389.22	123500	05/08/2020	Monthly Insurance premium
TXH-971182	06/10/2020	IPFS Corporation	1,389.22	123617	06/10/2020	Insurance Monthly Payment
TXH-971182	07/07/2020	IPFS Corporation	1,389.22	123679	07/07/2020	Monthly Insurance Premium
TXH-971182	08/11/2020	IPFS Corporation	1,389.22	123789	08/11/2020	Monthly Insurance premium
TXH-971182	09/15/2020	IPFS Corporation	1,389.22	123884	09/16/2020	Monthly Insurance premium
TXH-971182	10/13/2020	IPFS Corporation	1,389.22	123968	10/14/2020	Monthly Insurance premium
			13,892.20			
6471 - Transfer to Reserves						
	01/01/2020	Old Oaks	688.00	123119	01/03/2020	January 2020 - Transfer to Reserves
	02/01/2020	Old Oaks	688.00	123197	02/03/2020	February 2020 - Transfer to Reserves
	03/01/2020	Old Oaks	688.00	123275	03/03/2020	March 2020 - Transfer to Reserves
	04/01/2020	Old Oaks	688.00	123373	04/02/2020	April 2020 - Transfer to Reserves
	05/01/2020	Old Oaks	688.00	123454	05/05/2020	May 2020 - Transfer to Reserves
	06/01/2020	Old Oaks	688.00	123561	06/02/2020	June 2020 - Transfer to Reserves
	07/01/2020	Old Oaks	688.00	123646	07/05/2020	July 2020 - Transfer to Reserves
	08/01/2020	Old Oaks	688.00	123736	08/03/2020	August 2020 - Transfer to Reserves
	09/01/2020	Old Oaks	688.00	123839	09/01/2020	September 2020 - Transfer to Reserves
	10/01/2020	Old Oaks	688.00	123912	10/02/2020	October 2020 - Transfer to Reserves
			6,880.00			
6473 - Legal Fees						
42651	03/18/2020	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	123341, 123341, 123368	03/19/2020, 03/19/2020, 03/19/2020	legal services-research and review HOA documents
6475 - Lawn/Property Maintenance						
1842	01/07/2020	Lopez Boyz	510.00	123141	01/07/2020	Mow, Edge, Weedeat
1	01/10/2020	Lawn Stars	514.19	123156	01/10/2020	monthly lawn service
2	02/13/2020	Lawn Stars	514.19	123255	02/19/2020	monthly lawn service
Oldoaks4	03/06/2020	Lawn Stars	514.19	123307	03/08/2020	February Lawn Maintenance
14186	03/26/2020	Green Rite Lawn Spraying	243.56	123359	03/27/2020	Spring Fertilization
Oldoaks5	04/06/2020	Lawn Stars	866.00	123404	04/06/2020	monthly lawn service & repaired drainage
2068	04/06/2020	Oakwood Townhomes	150.00	drafted from bank	04/06/2020	Purchase from Oakwood Concrete Parking Lot stops (lopez)
Oldoaks6	05/06/2020	Lawn Stars	557.49	123483	05/06/2020	Cut down tree
OldOaks7	06/04/2020	Lawn Stars	622.44	123588	06/04/2020	monthly lawn service
OldOaks8	07/06/2020	Lawn Stars	514.19	123664	07/06/2020	Monthly Lawn Service
OldOaks9	08/07/2020	Lawn Stars	514.19	123778	08/07/2020	monthly lawn service
	09/08/2020	Lawn Stars	514.19	123872	09/08/2020	Oldoaks10
Oldoaks11	10/07/2020	Lawn Stars	514.19	123958	10/08/2020	Monthly Maintenance
			6,548.82			
6531 - Special Projects						
1370	04/16/2020	Aggieland Gutters LLC	1,900.00	123422	04/16/2020	installed gutters
6540 - Management Fee						
	01/03/2020	Beal Properties	450.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020	Beal Properties	450.00	123205	02/03/2020	Management Fee for 02/2020
	03/03/2020	Beal Properties	450.00	123282	03/03/2020	Management Fee for 03/2020
	04/02/2020	Beal Properties	450.00	123386	04/02/2020	Management Fee for 04/2020
	05/05/2020	Beal Properties	450.00	123467	05/05/2020	Management Fee for 05/2020
	06/02/2020	Beal Properties	450.00	123575	06/02/2020	Management Fee for 06/2020
	07/02/2020	Beal Properties	450.00	123636	07/05/2020	Management Fee for 07/2020
	08/03/2020	Beal Properties	450.00	123730	08/03/2020	Management Fee for 08/2020
	09/01/2020	Beal Properties	450.00	123828	09/01/2020	Management Fee for 09/2020
	10/02/2020	Beal Properties	450.00	123907	10/02/2020	Management Fee for 10/2020
			4,500.00			
6560 - Mortgage/Note Payment						
	01/01/2020	Prosperity Bank	1,801.16	123111	01/03/2020	January 2020 - Siding Renovation Loan
	02/01/2020	Prosperity Bank	1,801.16	123191	02/03/2020	February 2020 - Siding Renovation Loan
	03/01/2020	Prosperity Bank	1,801.16	123269	03/03/2020	March 2020 - Siding Renovation Loan
	04/01/2020	Prosperity Bank	1,801.16	123383	04/02/2020	April 2020 - Siding Renovation Loan
	05/01/2020	Prosperity Bank	1,801.16	123464	05/05/2020	May 2020 - Siding Renovation Loan

	06/01/2020	Prosperity Bank	1,801.16	123572	06/02/2020	June 2020 - Siding Renovation Loan
	07/01/2020	Prosperity Bank	1,801.16	123640	07/05/2020	July 2020 - Siding Renovation Loan
	08/01/2020	Prosperity Bank	1,801.16	123741	08/03/2020	August 2020 - Siding Renovation Loan
	09/01/2020	Prosperity Bank	1,801.16	123833	09/01/2020	September 2020 - Siding Renovation Loan
	10/01/2020	Prosperity Bank	1,801.16	123922	10/02/2020	October 2020 - Siding Renovation Loan
			18,011.60			
6695 - Pest Control						
21106	01/06/2020	Joe Loudat DBA/	119.08	123140	01/07/2020	monthly exterior service 3923 #21-32
21238	02/05/2020	Joe Loudat DBA/	119.08	123219	02/07/2020	Monthly Pest Control
21379	03/04/2020	Joe Loudat DBA/	119.08	123294	03/04/2020	monthly exterior service 3923 #11-20
21516	04/05/2020	Joe Loudat DBA/	119.08	123402	04/06/2020	Monthly Pest Control
21643	05/06/2020	Joe Loudat DBA/	119.08	123481	05/06/2020	1-10 exterior roaches, ants
21793	06/01/2020	Joe Loudat DBA/	119.08	123587	06/04/2020	monthly exterior pest service #11-20
21938	07/05/2020	Joe Loudat DBA/	119.08	123663	07/06/2020	monthly exterior service 21-32
22084	08/06/2020	Joe Loudat DBA/	119.08	123767	08/06/2020	Monthly Perimeter Pest Control
22262	09/02/2020	Joe Loudat DBA/	119.08	123858	09/08/2020	
22429	10/06/2020	Joe Loudat DBA/	119.08	123943	10/07/2020	monthly exterior service
			1,190.80			
6700 - Plumbing Expense						
2628	06/02/2020	Twin City Plumbing LLC	75.00	123594	06/04/2020	inspected water meter line
2640	07/06/2020	Beal Properties	110.00	123755	07/06/2020	Repaired 3/4" water valve at main line
2660	07/16/2020	Twin City Plumbing LLC	165.00	123704	07/16/2020	#10 / Replace main water gate valve
			350.00			
6701 - Porter Service						
1925	06/02/2020	Robert Walker	135.00	123595	06/04/2020	Make repairs/bulk pick up
6705 - Professional Fees						
204997	08/07/2020	Thompson, Derrig and Craig, P.C.	360.00	123781	08/07/2020	Prepared 2019 Federal Corporation Income Tax
6710 - Property Taxes						
423770	10/20/2020	Kristeen Roe, Tax A/C	2.34	123977	10/20/2020	
6810 - Utilities						
2062501	01/07/2020	Bryan Texas Utilities	40.17	123134	01/07/2020	Monthly Utility Bill
2325148	01/07/2020	Bryan Texas Utilities	974.72	123134	01/07/2020	Monthly Utility Bill
2325148	02/05/2020	Bryan Texas Utilities	995.64	123211	02/07/2020	Monthly Utility Bill
2062501	02/06/2020	Bryan Texas Utilities	37.92	123211	02/07/2020	Monthly Utility Bill
2062501	03/04/2020	Bryan Texas Utilities	39.51	123291	03/04/2020	monthly utilities-electricity
2325148	03/06/2020	Bryan Texas Utilities	979.42	123302	03/06/2020	water
2062501	04/05/2020	Bryan Texas Utilities	37.98	123396	04/06/2020	utilities
2325148	04/05/2020	Bryan Texas Utilities	992.40	123396	04/06/2020	utilities
2325148	05/06/2020	Bryan Texas Utilities	1,035.44	123474	05/06/2020	COB4042
2062501	05/06/2020	Bryan Texas Utilities	34.85	123474	05/06/2020	116732
2325148	06/02/2020	Bryan Texas Utilities	967.52	123582	06/04/2020	monthly utilities-water
2062501	06/02/2020	Bryan Texas Utilities	31.32	123582	06/04/2020	monthly utilities-electricity
2325148	07/05/2020	Bryan Texas Utilities	918.08	123657	07/06/2020	monthly utilities-water
2062501	07/05/2020	Bryan Texas Utilities	32.21	123657	07/06/2020	monthly utilities-electricity
2325148	08/06/2020	Bryan Texas Utilities	962.94	123761	08/06/2020	Utilities
2062501	08/06/2020	Bryan Texas Utilities	32.25	123761	08/06/2020	Utilities
2325148	09/02/2020	Bryan Texas Utilities	1,226.00	123852	09/08/2020	
2062501	09/02/2020	Bryan Texas Utilities	25.07	123852	09/08/2020	
2062501	10/02/2020	Bryan Texas Utilities	25.55	123929	10/07/2020	
2325148	10/13/2020	Bryan Texas Utilities	1,241.45	123964	10/14/2020	
			10,630.44			
Total			65,429.61			

HOA Delinquency as of

Properties: Old Oaks Condos - 3923 Old Oaks Bryan, TX 77802

As of: 10/29/2020

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 215.00

Unit	Name	Amount Receivable
<hr/>		
		1,018.52
Total		1,018.52



Visit us online at ProsperityBankUSA.com

Statement Date

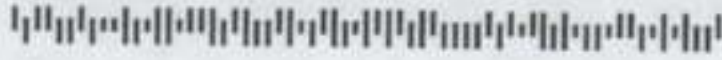
9/30/2020

9178 1 AB 0.419
OLD OAKS CONDOMINIUM OWNERS ASSOC
RESERVE ACCOUNT
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Account No

6097848

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STATEMENT SUMMARY

TX Business Premier Money Market Account No 6097848

09/01/2020	Beginning Balance		\$31,585.34
	2 Deposits/Other Credits	+	\$690.64
	0 Checks/Other Debits	-	\$0.00
09/30/2020	Ending Balance	30 Days in Statement Period	\$32,275.98
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
09/03/2020	Deposit	\$688.00
09/30/2020	Accr Earning Pymt Added to Account	\$2.64

TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
09-01	\$31,585.34	09-03	\$32,273.34	09-30	\$32,275.98

EARNINGS SUMMARY

** Below is an itemization of the Earnings paid this period. **

Interest Paid This Period	\$2.64	Annual Percentage Yield Earned	0.10 %
Interest Paid YTD	\$50.53	Days in Earnings Period	30

9001

103241 : 00917801



MEMBER FDIC



NYSE Symbol "PB"