



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**  
**June 18<sup>th</sup> @ 5:30 pm**

**Agenda**

1. Roll call, Board Members attending.
2. Reading and approval of minutes of preceding board meeting.
3. Financial report.
4. Old Business
  - A. Hardi Plank Concerns
  - B. Porch fire unit #30
  - C. Boardwalk
  - D. Electrical Situation 29-32
  - E. Unit 23
  - F. Fire/Insurance Issues
  - G. Erosion / Flood Issues
  - H. Gutters
  - I. Erosion Mitigation Plan
5. New Business
  - A. Financial Concerns
  - B. Lawn Questions
  - C. Hail Damage
  - D. Drainage
  - E. Gutters 19-23
  - F. Board Meeting notes
6. Adjournment

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## Old Business

### 1. Hardi Plank Concerns

-Super Siding for #7 windows and front porch of #25. (Report of progress made. Chuck will call again this week.)

-Was the owner of #27 informed that their tenants had nailed picture hooks into the Hardie-Plank? Was it repaired? (There is a new nailed picture hook in the front porch post that is visible from the boardwalk.)

2. Porch Fire on # 30 Any progress made on fire damage? We understood the porch was to be rebuilt by insurance and would cost less than \$500.

3. Boardwalk - long term goal to switch to TREX material - but any repairs essential now? (Constant work needed to maintain the boardwalk. If more repairs are needed, make sure the company drags away old boards, as there are many still just lying around the property.)

4. Electrical situation around building #29-32, was to be reviewed by Toni with the owner of #29. Is the owner of #29 satisfied with the conduit being attached to the building?

5. Unit #23 was returned to its original condition, and ramp removed from the front of unit #23. (Thanks to the Bouis family!)

6. Fire/Insurance issue - Unit #23 no longer has a porch in the easement. Now unit #21 and #17 are the only ones that pose a fire hazard as they cannot be walked around. Unit #17 has their front door access via this porch and this means that they have to stay in the easement. Should a staircase to the ground be added to ease passing in case of fire, and also to help with brush clean up on the side of the building? Should the owner of #21 be sent a letter and told why her porch needs to be cut back? (Fire Marshall told us so - after the previous fire.)

### 7. Erosion / Flood issues

Drainage Culvert off of the parking lot was repaired in time for a big rain event. New creosote retaining wall was built; however, due to a lack of clay added behind the creosote logs, alot of dirt & clay was washed away. Will Yard Stars guarantee their work and fix the missing dirt that needs to be behind the retaining wall?

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Gutters were installed by Aggieland Gutters. Are we happy with them? Pictures indicated they had no concrete pads under them, and this was not part of the bid. More work will be needed to prevent any more erosion. They were paid \$1,900 but the previous email indicated a different bid price? We are also looking for bids on French drains, as well as a description of materials to be used and work proposed.

Erosion Mitigation Plan behind units #1-8? (Do we need to make sure French drain drains onto concrete in the creek?) What are we going to do with the yellow concrete parking stops that came from Oakwood and are piled up by unit #32? (Will these be used after French drain is installed?)

### New Business

#### 1. Financial Concerns

-Property Tax for HOA (\$100 valuation.) What is our course of action?

-Unit #23, as of 5/31/20 owner owed dues of \$860 and now there is a new person in the unit - did they sell - have they paid off their dues?

- Commercial Line of Credit refinance? (Currently 4.75% and adjustable)- do we want to pursue a fixed rate?

#### 2. Lawn Questions -

Green Rite Lawn Spraying Service vs Lone Star Pest Control are both needed?

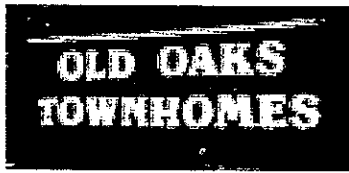
Question regarding Spring Fertilization & Weed Control & Insecticide for bugs - twice a year by Green Rite Lawn Spraying Service - it is \$225/season - and we pay Joe at Lone Star Pest Management for spraying outside for Roaches & Ants. Are we getting a good value for this?

#### Yard Star Concerns

-We have a great deal of leaves at pipe between #7 and #19.

-We also have a great deal of debris between #17 and the Briar Oaks fence, as well as behind #21, and #22. (#21 really needs to clean up before yard men can get in there to clean.)

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Tree Trimming still needed - maybe make a list of trees needed to come down for the fall?

Potential pylons placed in front of #20/23 to prevent cars on grass.

We need to know the width of the lawn mowers so that we can know:

-how to place the pylons in front of #20/#23.

Removal of walkway boardwalk to help yard maintenance, but we again need to know the width of lawn mowers.

-if we remove between #20 /22 the yard men can mow properly between #20 and #22. (Thomas Haddick can volunteer to do this job.)

-if we remove some of the walkway around #21 - can the yard men get through to mow behind #20, #19? The width between #21 and #20 at the bridge walkway is 55 inches, so we need to know if the mower is narrower than this.

3. Roof and hail damage inspection

4. Pipe is entering our property and draining into our property from a Briar Oaks house owner. We have a drainage easement on this fence line. We need to look up the terms and the parties to the easement. Any other ideas?

5. Gutters installed by owners (#19 and #23) who pays for them to be cleaned?

6. Board Meeting Notes are part of the packet at the annual meetings. (Do you want a big picture or more detailed view or no notes added to the packet?)

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## Cash Flow

### Beal Properties

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

Date Range: 01/01/2020 to 05/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Homeowners Association Dues	33,320.98	100.00	33,320.98	100.00
<b>Total Operating Income</b>	<b>33,320.98</b>	<b>100.00</b>	<b>33,320.98</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	142.00	0.43	142.00	0.43
General Maintenance	226.00	0.68	226.00	0.68
Insurance	6,946.10	20.85	6,946.10	20.85
Transfer to Reserves	3,440.00	10.32	3,440.00	10.32
Legal Fees	300.00	0.90	300.00	0.90
Lawn/Property Maintenance	3,869.62	11.61	3,869.62	11.61
Special Projects	1,900.00	5.70	1,900.00	5.70
Management Fee	2,250.00	6.75	2,250.00	6.75
Mortgage/Note Payment	9,005.80	27.03	9,005.80	27.03
Pest Control	595.40	1.79	595.40	1.79
Utilities	5,168.05	15.51	5,168.05	15.51
<b>Total Operating Expense</b>	<b>33,842.97</b>	<b>101.57</b>	<b>33,842.97</b>	<b>101.57</b>
<b>NOI - Net Operating Income</b>	<b>-521.99</b>	<b>-1.57</b>	<b>-521.99</b>	<b>-1.57</b>
Total Income	33,320.98	100.00	33,320.98	100.00
Total Expense	33,842.97	101.57	33,842.97	101.57
<b>Net Income</b>	<b>-521.99</b>	<b>-1.57</b>	<b>-521.99</b>	<b>-1.57</b>
<b>Other Items</b>				
Prepayments	-395.00		-395.00	
<b>Net Other Items</b>	<b>-395.00</b>		<b>-395.00</b>	
<b>Cash Flow</b>	<b>-916.99</b>		<b>-916.99</b>	
Beginning Cash	20,981.11		20,981.11	
Beginning Cash + Cash Flow	20,064.12		20,064.12	
Actual Ending Cash	20,064.12		20,064.12	

## Expense Distribution

Exported On: 06/18/2020 05:05 PM

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

Payees: All

Bill Date Range: 01/01/2020 to 05/31/2020

Reference	Bill Date	Payee	Amount	Check #	Check	Description
<b>6390 - Electrical Repairs</b>						
8518	04/07/2020	CC Electric	61.00	123411	0	checked wiring
8518-1	04/17/2020	CC Electric	81.00	123424	0	#19- Trouble shoot wire to a tripped breaker
			<b>142.00</b>			
<b>6455 - General Maintenance</b>						
11652	01/06/2020	T. Fry Make Ready	70.00	123143	0	remove satellite dish #17
1990	02/25/2020	Repair LLC	156.00	123260	0	Build structure to house Suddenlink cables.
			<b>226.00</b>			
<b>6470 - Insurance</b>						
TXH-971182	01/10/2020	IPFS Corporation	1,389.22	123155	0	Monthly Insurance premium
TXH-971182	02/11/2020	IPFS Corporation	1,389.22	123237	0	Monthly Insurance premium
TXH-971182	03/10/2020	IPFS Corporation	1,389.22	123328	0	Monthly Insurance premium
TXH-971182	03/19/2020	IPFS Corporation	1,389.22	123340	0	Monthly Insurance premium
TXH-971182	05/08/2020	IPFS Corporation	1,389.22	123500	0	Monthly Insurance premium
			<b>6,946.10</b>			
<b>6471 - Transfer to Reserves</b>						
	01/01/2020	Old Oaks	688.00	123119	0	January 2020 - Transfer to Reserves
	02/01/2020	Old Oaks	688.00	123197	0	February 2020 - Transfer to Reserves
	03/01/2020	Old Oaks	688.00	123275	0	March 2020 - Transfer to Reserves
	04/01/2020	Old Oaks	688.00	123373	0	April 2020 - Transfer to Reserves
	05/01/2020	Old Oaks	688.00	123454	0	May 2020 - Transfer to Reserves
			<b>3,440.00</b>			
<b>6473 - Legal Fees</b>						
42551	03/18/2020	Meronoff & Hawthorne, P.C.	300.00	123341, 123368	0, 03/19/202	legal services-research and review HOA documents
<b>6475 - Lawn/Property Maintenance</b>						
1842	01/07/2020	Lopez Boyz	510.00	123141	0	Mow, Edge, Weedeat
1	01/10/2020	Lawn Stars	514.19	123156	0	monthly lawn service
2	02/13/2020	Lawn Stars	514.19	123255	0	
Oldoaks4	03/06/2020	Lawn Stars	514.19	123307	0	February Lawn Maintenance
14186	03/26/2020	Service	243.56	123359	0	Spring Fertilization
Oldoaks5	04/06/2020	Lawn Stars	866.00	123404	0	monthly lawn service & repaired drainage
2066	04/06/2020	Oakwood Townhomes	150.00	drafted from bank	04/06/202 0	Purchase from Oakwood Concrete Parking Lot stops (lopez)
Oldoaks6	05/06/2020	Lawn Stars	557.49	123483	0	Cut down tree
			<b>3,869.62</b>			
<b>6531 - Special Projects</b>						
1370	04/16/2020	Aggieland Gutters LLC	1,900.00	123422	0	Installed gutters
<b>6540 - Management Fee</b>						
	01/03/2020	Beal Properties	450.00	123114	0	Management Fee for 01/2020
	02/03/2020	Beal Properties	450.00	123205	0	Management Fee for 02/2020
	03/03/2020	Beal Properties	450.00	123282	0	Management Fee for 03/2020
	04/02/2020	Beal Properties	450.00	123386	0	Management Fee for 04/2020
	05/05/2020	Beal Properties	450.00	123467	0	Management Fee for 05/2020
			<b>2,250.00</b>			
<b>6560 - Mortgage/Note Payment</b>						
	01/01/2020	Prosperity Bank.	1,801.16	123111	0	January 2020 - Siding Renovation Loan
	02/01/2020	Prosperity Bank.	1,801.16	123191	0	February 2020 - Siding Renovation Loan
	03/01/2020	Prosperity Bank.	1,801.16	123269	0	March 2020 - Siding Renovation Loan
	04/01/2020	Prosperity Bank.	1,801.16	123383	0	April 2020 - Siding Renovation Loan
	05/01/2020	Prosperity Bank.	1,801.16	123464	0	May 2020 - Siding Renovation Loan
			<b>9,005.80</b>			
<b>6695 - Pest Control</b>						
21106	01/06/2020	Joe Loudat DBA/	119.08	123140	0	monthly exterior service 3923 #21-32
21238	02/05/2020	Joe Loudat DBA/	119.08	123219	0	Monthly Pest Control
21379	03/04/2020	Joe Loudat DBA/	119.08	123294	0	monthly exterior service 3923 #11-20

21516	04/05/2020	Joe Loudat DBA/	119.08	123402	0	Monthly Pest Control
21643	05/06/2020	Joe Loudat DBA/	119.08	123481	0	1-10 exterior roaches, ants
			<b>595.40</b>			
<b>6810 - Utilities</b>						
2062501	01/07/2020	Bryan Texas Utilities	40.17	123134	0	Monthly Utility Bill
2325148	01/07/2020	Bryan Texas Utilities	974.72	123134	0	Monthly Utility Bill
2325148	02/05/2020	Bryan Texas Utilities	995.64	123211	0	Monthly Utility Bill
2062501	02/06/2020	Bryan Texas Utilities	37.92	123211	0	Monthly Utility Bill
2062501	03/04/2020	Bryan Texas Utilities	39.51	123291	0	monthly utilities-electricity
2325148	03/06/2020	Bryan Texas Utilities	979.42	123302	0	water
2062501	04/05/2020	Bryan Texas Utilities	37.98	123396	0	utilities
2325148	04/05/2020	Bryan Texas Utilities	992.40	123396	0	utilities
2325148	05/06/2020	Bryan Texas Utilities	1,035.44	123474	0	COB4042
2062501	05/06/2020	Bryan Texas Utilities	34.85	123474	0	116732
			<b>5,168.05</b>			
<b>Total</b>			<b>33,842.97</b>			

**Homeowner Delinquency (As Of)**

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

**As of:** 05/31/2020

**Delinquency Note Range:** All Time

**Homeowner Status:** Current and Notice

**Amount Owed In Account:** All

**Balance:** Greater than 0.00

Unit	Name	Amount Receivable
<hr/>		
		215.00
		603.52
		26.00
		860.00
		645.00
		2,349.52
<b>Total</b>		2,349.52





# PROSPERITY BANK®

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Statement Date

5/31/2020

8991 1 AB 0.419

Account No

6097848

OLD OAKS CONDOMINIUM OWNERS ASSOC

RESERVE ACCOUNT

903 TEXAS AVE S

COLLEGE STATION TX 77840-2228

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Funds Availability Changes effective 6/1/2020: The amount we make available for checks not subject to next-day availability is increasing from \$200 to \$225. In addition, the amount available for withdrawal on exception holds for large deposits, new accounts and the amount for determining a repeat overdraft is increasing from \$5,000 to \$5,525.

Incoming Wire Transfer Fee effective 07/01/2020: A fee of \$7.50 will be charged for each incoming wire transfer.

### STATEMENT SUMMARY

TX Business Premier Money Market Account No 6097848

05/01/2020	Beginning Balance		\$28,819.25
	2 Deposits/Other Credits	+	\$691.73
	0 Checks/Other Debits	-	\$0.00
05/31/2020	Ending Balance	31 Days in Statement Period	\$29,510.98
	Total Enclosures		1

### DEPOSITS/OTHER CREDITS

Date	Description	Amount
05/06/2020	Deposit	\$688.00
05/31/2020	Accr Earning Pymt Added to Account	\$3.73

### 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
05-01	\$28,819.25	05-06	\$29,507.25	05-31	\$29,510.98

9001

103501 : 00899101



MEMBER FDIC



NYSE Symbol "PB"

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