



Oakridge
Condominiums

Beal Properties Inc.

903 S. Texas Avenue

College Station, TX 77840

(979)764-2500 www.bealbcs.com

Oakridge HOA Board Meeting

July 28th 2020 @ 6pm - Beal Properties

1. Call Meeting to Order
2. Roll Call
3. Meeting with Unit Owner #11
4. Financial Review for 1st & 2nd Quarter
5. Hail Damage
 - a. Insurance Report
 - b. Insurance Payout
 - c. Bids
6. New Business
7. Adjournment



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March 6, 2020

Oakridge Owners:

It has been brought to the HOA Boards' attention that a few Owners may be using their units as Airbnb Rentals or "transient" type rentals. The Oakridge HOA Board would like to remind all Owners that these types of rentals are prohibited according to 2.99(e)13 of the Declaration which states:

(13) With the exception of a First Mortgagee in possession of a Unit following a default in a mortgage, a foreclosure proceeding or any deed or other arrangement in lieu of foreclosure, no Unit Owner shall be permitted to lease his Unit for hotel or transient purposes. No Unit Owner shall be permitted to lease less than the entire Unit. Every such lease shall be in writing, and a copy of such lease, as and when executed, shall be furnished to the Board. Every such lease shall provide that the lessee shall be bound by and subject to all of the obligations, under the Declaration and By-Laws, of the Unit Owner making such lease and failure to do so shall be a default thereunder. The Unit Owner making such lease shall not be relieved thereby from any of said obligations;

The Oakridge Board would like to make sure that all Owners are in compliance with this rule. If your unit is currently a rental please send a copy of the current lease to the HOA management company to keep on file. Please make sure that your unit is not used for Airbnb or transient rentals. If you have any questions or concerns please feel free to reach out to Beal Properties.

Sincerely,

Toni Myers
HOA Director
Beal Properties Inc.

903 S. Texas Avenue
College Station, TX 77840
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Cash Flow

Beal Properties

Properties: Oakridge Condos - 2101 Barak Bryan, TX 77802

Date Range: 01/01/2020 to 06/30/2020

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	21,601.88	100.00	21,601.88	100.00
Total Operating Income	21,601.88	100.00	21,601.88	100.00
Expense				
Electrical Repairs	371.10	1.72	371.10	1.72
General Maintenance	325.89	1.51	325.89	1.51
Insurance	5,403.00	25.01	5,403.00	25.01
Transfer to Reserves	2,240.00	10.37	2,240.00	10.37
Legal Fees	225.00	1.04	225.00	1.04
Lawn/Property Maintenance	2,440.09	11.30	2,440.09	11.30
Management Fee	2,400.00	11.11	2,400.00	11.11
Pest Control	389.70	1.80	389.70	1.80
Plumbing Expense	110.00	0.51	110.00	0.51
Porter Service	30.00	0.14	30.00	0.14
Utilities	4,348.18	20.13	4,348.18	20.13
Total Operating Expense	18,282.96	84.64	18,282.96	84.64
NOI - Net Operating Income	3,318.92	15.36	3,318.92	15.36
Total Income	21,601.88	100.00	21,601.88	100.00
Total Expense	18,282.96	84.64	18,282.96	84.64
Net Income	3,318.92	15.36	3,318.92	15.36
Other Items				
Prepayments	276.00		276.00	
Net Other Items	276.00		276.00	
Cash Flow	3,594.92		3,594.92	
Beginning Cash	-5,432.03		-5,432.03	
Beginning Cash + Cash Flow	-1,837.11		-1,837.11	
Actual Ending Cash	-1,837.11		-1,837.11	

Expense Distribution

Exported On: 07/28/2020 03:21 PM

Properties: Oakridge Condos - 2101 Barak Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2020 to 06/30/2020

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	01/28/2020	#16	Robert Moore	135.00	123238	02/11/2020	Robert Moore, Oakridge Condos - #16: Move Out Refund
6390 - Electrical Repairs							
8602	02/25/2020		CC Electric	164.74	123258	02/25/2020	#21 - Bypassed ballast and installed new LED, new photocell Changed Photocell & bulb power
8672	04/16/2020		CC Electric	206.36	123420	04/16/2020	
				371.10			
6455 - General Maintenance							
11775	02/06/2020		T. Fry Make Ready	85.41	123223	02/07/2020	#23 - reset gate hinges, trimmed gate to prevent dragging Installed siding between 2 windows of unit 6&7 Replaced window glass
1973	02/07/2020		Petty-Faldyn Property Repair LLC	94.25	123221	02/07/2020	
1150706	06/04/2020	#03*	ACME GLASS INC.	146.23	123597	06/04/2020	
				325.89			
6470 - Insurance							
TXH-942979	01/07/2020		IPFS Corporation	900.50	123146	01/07/2020	Monthly Insurance premium
TXH-942979	02/05/2020		IPFS Corporation	900.50	123218	02/07/2020	Monthly Insurance premium
TXH-942979	03/10/2020		IPFS Corporation	900.50	123327	03/10/2020	Monthly Insurance premium
TXH-942979	03/19/2020		IPFS Corporation	900.50	123345	03/19/2020	insurance
txh-942979	05/05/2020		IPFS Corporation	900.50	123490	05/06/2020	Insurance Monthly Payment
TXH-942979	06/10/2020		IPFS Corporation	900.50	123610	06/10/2020	
				5,403.00			
6471 - Transfer to Reserves							
	01/01/2020		Oakridge Owners' Association	350.00	123118	01/03/2020	January 2020 - Transfer to Reserves
	02/01/2020		Oakridge Owners' Association	378.00	123196	02/03/2020	February 2020 - Transfer to Reserves
	03/01/2020		Oakridge Owners' Association	378.00	123274	03/03/2020	March 2020 - Transfer to Reserves
	04/01/2020		Oakridge Owners' Association	378.00	123372	04/02/2020	April 2020 - Transfer to Reserves
	05/01/2020		Oakridge Owners' Association	378.00	123453	05/05/2020	May 2020 - Transfer to Reserves
	06/01/2020		Oakridge Owners' Association	378.00	123560	06/02/2020	June 2020 - Transfer to Reserves
				2,240.00			
6473 - Legal Fees							
42550	03/18/2020		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	225.00	123341, 123341, 123368	03/19/2020, 03/19/2020, 03/19/2020	legal services
6475 - Lawn/Property Maintenance							
1849	01/06/2020		Lopez Boyz	234.00	123141	01/07/2020	lawn maintenance-December
1916	02/07/2020		Lopez Boyz	350.00	123220	02/07/2020	Monthly Lawn Service
2024	03/06/2020		Lopez Boyz	350.00	123308	03/06/2020	February Lawn Maintenance
14185	03/26/2020		Green Rite Lawn Spraying Service	211.09	123359	03/27/2020	
2061	04/06/2020		Lopez Boyz	350.00	123405	04/06/2020	monthly lawn service
2139	05/06/2020		Lopez Boyz	350.00	123493	05/06/2020	mow edge weedeat
2171	05/06/2020		Lopez Boyz	60.00	123493	05/06/2020	mow edge weedeat
2179	05/06/2020		Lopez Boyz	55.00	123493	05/06/2020	mow edge weedeat
2237	06/04/2020		Lopez Boyz	130.00	123598	06/04/2020	Cleaned up leaves and branches from hail storm
2231	06/04/2020		Lopez Boyz	350.00	123598	06/04/2020	monthly lawn service
				2,440.09			
6540 - Management Fee							
	01/03/2020		Beal Properties	400.00	123114	01/03/2020	Management Fee for 01/2020
	02/03/2020		Beal Properties	400.00	123205	02/03/2020	Management Fee for 02/2020
	03/03/2020		Beal Properties	400.00	123282	03/03/2020	Management Fee for 03/2020
	04/02/2020		Beal Properties	400.00	123386	04/02/2020	Management Fee for 04/2020
	05/05/2020		Beal Properties	400.00	123467	05/05/2020	Management Fee for 05/2020
	06/02/2020		Beal Properties	400.00	123575	06/02/2020	Management Fee for 06/2020
				2,400.00			
6695 - Pest Control							
21099	01/06/2020		Joe Loudat DBA/	64.95	123140	01/07/2020	monthly exterior 2101 #21-28
12246	02/05/2020		Joe Loudat DBA/	64.95	123219	02/07/2020	Monthly Pest Control
21377	03/04/2020		Joe Loudat DBA/	64.95	123294	03/04/2020	monthly pest service #13-20
21513	04/05/2020		Joe Loudat DBA/	64.95	123402	04/06/2020	Monthly Pest Control
21654	05/06/2020		Joe Loudat DBA/	64.95	123481	05/06/2020	1-12 ext. roaches, ants
21791	06/01/2020		Joe Loudat DBA/	64.95	123587	06/04/2020	regular pest service #13-20
				389.70			
6700 - Plumbing Expense							
2580	04/17/2020		Twin City Plumbing LLC	110.00	123429	04/17/2020	#7 - Replaced hose bib
6701 - Porter Service							
1918	05/06/2020		Robert Walker	30.00	123487	05/06/2020	bulk furniture items, and fees
6810 - Utilities							
2062752	01/07/2020		Bryan Texas Utilities	19.50	123134	01/07/2020	Monthly Utility Bill
2062749	01/07/2020		Bryan Texas Utilities	23.69	123134	01/07/2020	Monthly Utility Bill
2062744	01/07/2020		Bryan Texas Utilities	1,356.63	123134	01/07/2020	Monthly Utility Bill
2062752	02/05/2020		Bryan Texas Utilities	19.40	123211	02/07/2020	Monthly Utility Bill
2062749	02/05/2020		Bryan Texas Utilities	23.16	123211	02/07/2020	Monthly Utility Bill
2062744	02/05/2020		Bryan Texas Utilities	402.86	123211	02/07/2020	Monthly Utility Bill
2062744	03/04/2020		Bryan Texas Utilities	488.71	123291	03/04/2020	monthly utilities-water
2062749	03/04/2020		Bryan Texas Utilities	23.33	123291	03/04/2020	monthly utilities-electricity
2062752	03/04/2020		Bryan Texas Utilities	19.46	123291	03/04/2020	monthly utilities-electricity
2062744	04/05/2020		Bryan Texas Utilities	597.48	123396	04/06/2020	utilities
2062749	04/05/2020		Bryan Texas Utilities	22.66	123396	04/06/2020	utilities
2062752	04/05/2020		Bryan Texas Utilities	19.09	123396	04/06/2020	utilities
2062744	05/06/2020		Bryan Texas Utilities	609.50	123488	05/06/2020	Utilities
2062749	05/06/2020		Bryan Texas Utilities	21.07	123474	05/06/2020	116721
2062752	05/06/2020		Bryan Texas Utilities	18.73	123474	05/06/2020	116708
2062744	06/02/2020		Bryan Texas Utilities	643.78	123582	06/04/2020	monthly utilities-water
2062749	06/02/2020		Bryan Texas Utilities	20.64	123582	06/04/2020	monthly utilities-electricity
2062752	06/02/2020		Bryan Texas Utilities	18.49	123582	06/04/2020	monthly utilities-electricity
				4,348.18			
Total				18,417.96			

HOA Delinquency as of

Properties: Oakridge Condos - 2101 Barak Bryan, TX 77802

As of: 07/28/2020

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 100.00

Unit	Name	Amount Receivable
●●	Oakridge Condos - 2101 Barak Bryan, TX 77802	945.00
Total		945.00



P.O. Box 2316

Bloomington, Illinois 61702-2316

Last statement: May 31, 2020

This statement: June 30, 2020

Total days in statement period: 30

Page 1 of 2

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DAKRIDGE HOMEOWNERS ASSOCIATION
C/O BRAZOS VALLEY PROPERTY MGMT
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Direct inquiries to:
877 734-2265

State Farm Bank
PO Box 2316
Bloomington IL 61702-2316

EFFECTIVE 7-1-2020, THE FUNDS AVAILABILITY POLICY WILL BE REVISED TO REFLECT THE AMOUNT AVAILABLE FOR WITHDRAWAL BY CHECKS DEPOSITED THAT ARE NOT SUBJECT TO NEXT DAY AVAILABILITY IS INCREASING TO \$225.00. THE INCREASED AMOUNT AVAILABLE FOR WITHDRAWAL ON EXCEPTION HOLDS FOR LARGE DEPOSITS AND NEW ACCOUNTS IS \$5,525.00. FOR COMPLETE DETAILS SEE THE FUNDS AVAILABILITY POLICY ON THE BANK DISCLOSURES PAGE ON STATEFARM.COM.

Non Profit Money Market

Account number		Beginning balance	\$34,548.34
Low balance	\$34,548.34	Total additions	381.14
Average balance	\$34,838.14	Total subtractions	5.00
Avg collected balance	\$34,825	Ending balance	\$34,924.48
Interest paid year to date	\$88.03		

INTEREST RATES

Effective dates	Interest Rate
05-31-20	0.250%
06-03-20	0.100%

DEBITS

Date	Description	Subtractions
06-30	Service Charge	5.00
	DUAL SIGNATURE FEE	

CREDITS

Date	Description	Additions
06-08	Mail Deposit	378.00
06-30	Interest	3.14

00002017-0002017-Page 1 of 2-MSFDDAM0070120005456-DPCSPTENV3



Colonial Claims

2200 Bayshore Blvd.
Dunedin, FL 34698

Summary for Prem. 001, Bldg. 001

Line Item Total	32,751.60
Material Sales Tax	918.24
Replacement Cost Value	\$33,669.84
Less Depreciation	(12,940.05)
Actual Cash Value	\$20,729.79
Less Deductible	(5,000.00)
Net Claim	\$15,729.79
Total Depreciation	12,940.05
Less Non-Recoverable Depreciation	<9,556.42>
Total Recoverable Depreciation	3,383.63
Net Claim if Depreciation is Recovered	\$19,113.42

Thomas Stanton

Total Deductible - \$ 15,000⁰⁰
Upfront Payout - \$ 44,906.85
Recoverable Depreciation - \$ 6,753.78

\$ 51,660.63

Colonial Claims

2200 Bayshore Blvd.
Dunedin, FL 34698

Summary for Prem. 001, Bldg. 002

Line Item Total	24,095.65
Material Sales Tax	801.29
Replacement Cost Value	\$24,896.94
Less Depreciation	(5,389.87)
Actual Cash Value	\$19,507.07
Less Deductible	(5,000.00)
Net Claim	\$14,507.07
Total Depreciation	5,389.87
Less Non-Recoverable Depreciation	<3,591.01>
Total Recoverable Depreciation	1,798.86
Net Claim if Depreciation is Recovered	\$16,305.93

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Colonial Claims

2200 Bayshore Blvd.
Dunedin, FL 34698

Summary for Prem. 001, Bldg. 003

Line Item Total	24,040.07
Material Sales Tax	796.09
Replacement Cost Value	\$24,836.16
Less Depreciation	(5,166.17)
Actual Cash Value	\$19,669.99
Less Deductible	(5,000.00)
Net Claim	\$14,669.99
Total Depreciation	5,166.17
Less Non-Recoverable Depreciation	<3,594.88>
Total Recoverable Depreciation	1,571.29
Net Claim if Depreciation is Recovered	\$16,241.28

Thomas Stanton

IV. SAFETY PROGRAM

Grandchamp Roofing has a written safety program that abides by all federal (OSHA) regulations relating to safe work practices. Due to our installer training program and supervisors we have maintained a perfect injury/lost workday record.

Included is the front page of our Safety Program Manual as follows:



Grandchamp Roofing LLC Safety Program

Prepared by:
Grandchamp Roofing LLC
in association with:
U.S. Compliance Systems, Inc.

V. SCOPE OF WORK TO BE PERFORMED

We propose to provide labor and materials to install an Architectural asphalt shingle roof system that is attached to a wood roof deck per the specifications laid out in the Oak Ridge Condos . This will include all flashing and accessories to ensure a watertight system.

Roofing System:

- Install drip edge
- Install shingle starter course around entire perimeter of roof
- Install Architectural asphalt shingles
- Install flashing on all chimneys
- Install flashing at headwalls
- Install ice and water shield in valleys and at all penetrations
- Install ridge vents
- Install ridge shingles
- If crickets are not installed by framers/carpenters Grandchamp Roofing LLC will install crickets at all chimneys for an additional charge

*30 year Manufacturer Warranty

*10 year Workmanship/Labor warranty supplied by Grandchamp Roofing LLC

New Roof Installation-

\$59,500.00

V. SCOPE OF WORK TO BE PERFORMED

We propose to provide labor and materials to install an Architectural asphalt shingle roof system that is attached to a wood roof deck per the specifications laid out in the Oak ridge condos shed roofs. This will include all flashing and accessories to ensure a watertight system.

Roofing System:

- Install drip edge
- Install shingle starter course around entire perimeter of roof
- Install Architectural asphalt shingles
- Install flashing on all chimneys
- Install flashing at headwalls
- Install ice and water shield in valleys and at all penetrations
- Install ridge vents
- Install ridge shingles
- If crickets are not installed by framers/carpenters Grandchamp Roofing LLC will install crickets at all chimneys for an additional charge
- Only on the Mansards
- Includes Cement point contact on EVERY shingle per manufacturers specs
- Waived steep and high charge

*30 year Manufacturer Warranty

*10 year Workmanship/Labor warranty supplied by Grandchamp Roofing LLC

New Roof Installation-

\$4,900.00