

*Oakhaven Townhomes
Homeowners Association, Inc.
Special Meeting*



Saturday May 3rd 2019 10:00 am

C21 Training Room

404 University Dr Suite D

College Station TX 77840

BVP Management, Inc. / Beal Properties
903 Texas Ave. S., College Station, TX 77840
979-764-2500 979-764-0508 fax

Oakhaven Community Association HOA Board requests your attendance at the **2019 Special HOA Meeting** to be held at **404 D University Drive E., College Station, Texas 77840, May 4, 2019 at 10 am. (Century21, Beal Training Office)**

If you cannot be there and would like to have your vote counted, **sign the attached proxy and return by 5:30 pm, May 3, 2019.** You can mail, email or fax the completed proxy (below) to BVP/Beal Properties, 903 Texas Ave. South, College Station, Texas 77840, and Attention: Toni Myers, or email to tonim@century21bcs.com or fax it to (979) 764-0508.

Agenda:

1. Roll call, owners present and proxies.
2. Financial report. (2018 Financial Report, Delinquencies, 2019 Budget, 2018 Sales)
3. Discussion on renovating complex with Hardi Plank siding, new roofs & gutters.
 - A. Special Assessment and Dues increase to service the bank loan.
 - B. Discussion on construction material and contractors.
 - C. Vote on Special Assessment and Dues increase to pay for renovating complex.
4. Adjournment

2019 Special Meeting Proxy Statement

Know All by these Present: That I

Do hereby appoint

or

(Circle one) **Josephine Schroeter, Richard Clark, Homer Tolson, Patricia Iuen, Blake Reeves**

As agent for me, and in my name and stead to vote as my Proxy at the **2019 Special Meeting** of the **Oakhaven Community Association, Inc.**, according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the **May 4, 2019 Special Meeting** and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Current Phone Number

This proxy must be received by 5:30 pm May 3, 2019.

Oak Haven

Beal Properties

903 S Texas Avenue, College Station, TX 77840

Business (979)764-2500 Fax (979)764-0508

April 12, 2019

Subject: Construction loan for Oakhaven Community Association, Inc.

Dear Oakhaven Community Association members:

The Oakhaven Community Association, Inc. Board of Directors has been able to secure potential financing from Prosperity Bank in order to proceed with the renovations of the roofs and siding in our community (the "construction loan"). Originally, the financing of the loan would have required the Owners to pay a onetime assessment of \$1,052.00 and increase dues to \$217.31 OR pay a onetime assessment of \$4,782.64 and increase dues to \$186.89. However, the insurance has paid \$99,000.00 towards the roof leaving \$235,102.00 for the loan. This will cover the cost of the roofs, siding, gutters, and carports.

The terms of the construction loan are as follows:

- Total Amount of Loan - \$235,102.00
- Down Payment Amount - \$26,122.60 (10% of total cost of \$261,226)
- Duration of the note -- 6 months interest only, followed by 174 months of principal + interest payments of \$2,069.68/mo. (180 months in total)
- Interest Rate - 6.25%

The Board of Directors is recommending to the Oakhaven Community Association members that a one-time special assessment in the amount of \$250.00 per unit is approved towards the down payment of the construction loan and an increase in the monthly assessments from \$140 per month to \$190.00 per month is approved to service the loan. Both the special assessment and the increase in monthly assessments require at least 51% of unit owners to vote in favor of the change pursuant to Article V of the Declaration of Covenants, Conditions and Restrictions for Oakhaven Townhomes.

Enclosed, you will find a ballot for the one-time special assessment of \$250.00 per unit and an increase in the monthly assessments to \$190.00 per month. Please indicate your vote in the space provided either for or against the one-time special assessment of \$250.00 per unit and an increase in the monthly assessments to \$190.00 per month and mail the ballot to toni@bealbcs.com. You may also hand deliver your ballot to any member of the Oakhaven Community Association Board of Directors. You may also vote by proxy according to our Bylaws. If you would like to sign the ballot or proxy electronically via DocuSign, please contact BVP Management/Beal Properties at toni@bealbcs.com or via phone at 979-764-2500, extension 158.

Sincerely Yours,

Oakhaven Community Association Board of Directors

Oak Haven

BEAL PROPERTIES

903 S Texas Avenue, College Station, TX 77840
Business (979)764-2500 Fax (979)764-0508

Ballot for a Special Assessment and Dues Increase to Support a Construction Loan

The Oakhaven Community Association, Inc. Board of Directors has been able to secure potential financing from Prosperity Bank in order to proceed with the renovations of the roofs and siding in our community (the "construction loan").

The terms of the construction loan are as follows:

- Total Amount of Loan - \$235,102.00
- Down Payment Amount - \$26,122.60 (10% of total cost of \$261,226)
- Duration of the note – 6 months interest only, followed by 174 months of principal + interest payments of \$2,069.68/mo. (180 months in total)
- Interest Rate - 6.25%

I hereby cast my vote for or against a one-time special assessment of \$250.00 for the down payment of the construction loan and an increase in the amount of dues from \$140.00 per month to \$190.00 per month to service the construction loan.

You are entitled to one vote for each unit you own. To be counted, ballots must be returned no later than May 4, 2019.

Unit Number	Vote For	Vote Against

Signature: _____ Date: _____

Name (print): _____

Oak Haven HOA Board Meeting

September 22, 2018

10am

903 S. Texas Ave. College Station, Texas 77840

HOA Members in attendance were:

Josephine Schroeter

Rick Clark

Homer Tolson

Blake Reeves

BVP Management, Inc Representative; Terry Thigpin

Oak Haven HOA Board Meeting Agenda was posted to the BVP Management Website on September 18, 2018

Meeting was called to order at 10:06 am.

*HOA Board Members read over previous meeting minutes from the July 7, 2018, discussed any changes, there were some questions about the insurance roof hail claim and a motion was made to accept the minutes as is; seconded by Ric Clark and motion passed to accept the July 7, 2018 Board meeting minutes.

*HOA Director for BVP Management, Terry Thigpin presented the current 2018 financials. As of September 22, 2018, Oak Haven HOA operating account had a cash balance of \$113,850.00, this included the \$99,026.31 insurance claim check received from the insurance company for the replacement of the roofs. The Reserve account balance as of 09/22/2018 was \$17,176.86. Oak Haven HOA has one owner that is delinquent more than 3 months and that owner has been turned over to the attorney for collection. Oak Haven Board was given financial documents containing a cash flow report and expense report for the period of January 1, 2018 – September 22, 2018.

*Status of the renovation to the complex, which included siding and roofing. HOA board members received 2 bids on the siding replacement, one with not adding a plywood backing for the Hardi Plank to attach to and one bid with plywood backing being installed behind the Hardi Plank. The HOA Board asked if there was plywood behind the cedar siding. No board members were able to answer that question. Another concern on the renovation, what happens if the insulation is deteriorating or not even there when they start taking off the old cedar siding. Terry Thigpin stated he would ask the companies that had already bid it, if they knew the answer to these concerns. The HOA board was made aware of the extra expense, if they wanted a plywood backing with a wrap and then the hardi plank installed

compared to not having a plywood backing and the wrap was applied to the exterior of the building and the hardi plank nailed into the support studs. Terry Thigpin stated that he was still waiting for 2 additional bids to be presented. Terry also stated that all the companies that had bid it, stated that the hardi plank siding needed to be replaced before the roof was installed.

*How to finance the siding renovation. The HOA Board was presented with two possible scenarios with the 2 bids they had already received. Whatever option the HOA Board decides to go with, the bank will require a 10% down payment. Discussion was that some portion of the down payment would have to be paid up front by the owners. If the HOA paid the down payment out of its operating funds and reserve funds, it could leave the HOA in a stressful financial problem. The two scenarios that had been presented had the monthly dues rising about \$64.00 - \$75.70 per month to service the bank loan. The Board decided to wait for the additional two bids and then start making plans to either move forward or look for alternatives.

*HOA Board read additional emails received from the owner of 2801 Oakside since the last board meeting in July 2018. 2801 Oakside had rain water enter the unit in early 2016 and the owner provided two bids for the HOA Board to consider for the repair of the unit. After reviewing the two bids, including emails from when the incident happened in 2016 and what the HOA offered when first presented this issue, the board approved an amount of money to assist that would be equal to what they paid to another owner's unit that had also flooded in the same flash flood. That amount was \$3,435.26 to replace the flooring in the unit. This owner approved the HOA's vendor and was very satisfied with the floor replacement. The HOA Board did not feel obligated to pay for any additional damages caused after the owner turned down the HOA's offer to repair his unit in 2016. The board requested that Terry Thigpin, please present this to Jana Beddingfield, attorney representing BVP Management, Inc to send this monetary offer to the owner of 2801 Oakside.

Meeting was adjourned at 12.45 pm.

Oakhaven Board Meeting

March 23, 2019 @ 2pm

903 S. Texas Ave., College Station, Texas 77840

Meeting open at 2pm and those attending were; Terry Thigpin & Becky Rice, representing BVP Management, Inc., Josephine Schroeter, Homer Tolson, Blake Reeves & Patti Ieun. Ric Clark was not able to attend.

Financials, maintenance and renovation reports were discussed briefly and then the board met with the individual contractors, whom the HOA Board had requested to interview.

The HOA Board first met and interviewed Chris Tola with Tola & Sons Supersiding.

TOLA & SONS SUPERSIDING PRESENTATION

- Only James Hardy products will be used.
- The board asked TOLA to give them ballpark figures to replace doors and windows for owners wishing to have them replaced by TOLA.
- TOLA needs at least 3 weeks' notice for any homeowners wanting to replace them.
- It's expected to take 2 - 2½ months to complete the job.
- TOLA recommended that 3 colors be used in the color scheme: siding color, trim color, & door color.

The HOA Board met and interview Trent with TNT Roofing and his representative.

TNT ROOFING PRESENTATION

- TAMKO building products are used.
- Roof will have a 30 year warranty.
- Dark colored roofs do not absorb any more heat than light colored roofs due to particles that are part of the composite.
- TNT recommended that the roof be in the same color family as the siding.
- Sheds having metal roofs will not be replaced so bid will be adjusted accordingly.

OTHER BUSINESS

- Oakhaven HOA has \$36,000.00 available today that isn't tied up for other purposes.
- Patti made a motion to charge each owner an assessment of \$250.00 up front, and to increase the monthly dues by \$50.00 a month to service the bank loan. Homer 2nd the motion, and the motion passed unanimously.

- The HOA Board asked Terry to meet with BVP Management's attorney and make sure everything printed and delivered to the Oakhaven Homeowners on the issue regarding the special meeting, to approve the HOA Boards motion to request 250.00 from each homeowner towards the down payment and increase the dues 50.00 a month to service the Bank loan, is properly done and follows the bylaws and declaration.
- The board decided to mail out a ballot in regard to the Oakhaven HOA Renovation Loan along with a cover letter explaining the options and asking who prefers a docuSign ballot and who prefers a ballot by mail.
- A special meeting will be held on Saturday, April 27, 2019 to explain, answer and request a vote on the loan and the options for paying for the siding, roof and gutters.

Meeting adjourned at 4:23pm.

Cash Flow

BVP Management, Inc.

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Date Range: 01/01/2018 to 12/31/2018

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				
Late Fees\NSF Rent	70.00	0.05	70.00	0.05
Homeowners Association Dues	52,005.00	34.42	52,005.00	34.42
Insurance Reimbursment	99,026.31	65.54	99,026.31	65.54
Total Operating Income	151,101.31	100.00	151,101.31	100.00
Expense				
Electrical Repairs	81.19	0.05	81.19	0.05
General Maintenance	1,924.76	1.27	1,924.76	1.27
Insurance	16,173.00	10.70	16,173.00	10.70
Transfer to Reserves	5,208.00	3.45	5,208.00	3.45
Legal Fees	5,345.84	3.54	5,345.84	3.54
Lawn/Property Maintenance	7,466.57	4.94	7,466.57	4.94
Management Fee	4,464.00	2.95	4,464.00	2.95
Pest Control	1,347.75	0.89	1,347.75	0.89
Plumbing Expense	477.23	0.32	477.23	0.32
Professional Fees	525.00	0.35	525.00	0.35
Property Taxes	2.46	0.00	2.46	0.00
Utilities	437.04	0.29	437.04	0.29
Total Operating Expense	43,452.84	28.76	43,452.84	28.76
NOI - Net Operating Income	107,648.47	71.24	107,648.47	71.24
Total Income	151,101.31	100.00	151,101.31	100.00
Total Expense	43,452.84	28.76	43,452.84	28.76
Net Income	107,648.47	71.24	107,648.47	71.24
Other Items				
Prepayments	-2,154.97		-2,154.97	
Net Other Items	-2,154.97		-2,154.97	
Cash Flow	105,493.50		105,493.50	
Beginning Cash	11,723.40		11,723.40	
Beginning Cash + Cash Flow	117,216.90		117,216.90	
Actual Ending Cash	117,216.90		117,216.90	

Cash Flow

BVP Management, Inc.

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Date Range: 01/01/2019 to 04/30/2019

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				
Late Fees\NSF Rent	105.00	0.57	105.00	0.57
Homeowners Association Dues	18,215.00	99.43	18,215.00	99.43
Total Operating Income	18,320.00	100.00	18,320.00	100.00
Expense				
General Maintenance	2,129.62	11.62	2,129.62	11.62
Insurance	5,209.24	28.43	5,209.24	28.43
Transfer to Reserves	1,736.00	9.48	1,736.00	9.48
Legal Fees	2,370.70	12.94	2,370.70	12.94
Lawn/Property Maintenance	2,395.86	13.08	2,395.86	13.08
Management Fee	1,488.00	8.12	1,488.00	8.12
Pest Control	389.72	2.13	389.72	2.13
Plumbing Expense	165.00	0.90	165.00	0.90
Professional Fees	17.00	0.09	17.00	0.09
Property Taxes	4.90	0.03	4.90	0.03
Utilities	145.68	0.80	145.68	0.80
Total Operating Expense	16,051.72	87.62	16,051.72	87.62
NOI - Net Operating Income	2,268.28	12.38	2,268.28	12.38
Total Income	18,320.00	100.00	18,320.00	100.00
Total Expense	16,051.72	87.62	16,051.72	87.62
Net Income	2,268.28	12.38	2,268.28	12.38
Other Items				
Prepayments	1,260.02		1,260.02	
Net Other Items	1,260.02		1,260.02	
Cash Flow	3,528.30		3,528.30	
Beginning Cash	117,216.90		117,216.90	
Beginning Cash + Cash Flow	120,745.20		120,745.20	
Actual Ending Cash	120,745.20		120,745.20	

Expense Distribution

Exported On: 05/03/2019 10:25 AM

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2018 to 12/31/2018

Reference	Bill Date	Payee	Payabl Amount	Check #	Check Date	Description
6390 - Electrical Repairs						
11237	03/01/2018	Constant Current Electric	2200	81.19 121000	03/07/2018	Lighting issue 2809
6455 - General Maintenance						
9183	02/04/2018	Clean Up Crew	2200	261.97 120911	02/06/2018	2820 Oakside, replaced rotten siding on chimney
4845	03/14/2018	Animal-Safe Wildlife Control.	2200	650.50 121031, 1210	03/14/2018,	Professional animal control service 2815
4857	04/04/2018	Animal-Safe Wildlife Control.	2200	429.89 121096	04/05/2018	2815 Installed rat one way door installed, screening
9203	05/21/2018	Clean Up Crew	2200	171.04 121242	05/21/2018	2813/Secured front stoop post
9346	07/09/2018	Clean Up Crew	2200	357.23 121430	07/09/2018	2815/repaired damage ceiling and wall
9510	11/06/2018	Clean Up Crew	2200	54.13 121774	11/06/2018	repaired flashing on roof, sealed all nail holes
				1,924.76		
6470 - Insurance						
1505417104-001-000	02/13/2018	The Hanover Insurance Group	2200	1,611.90 120944	02/13/2018	Monthly Insurance
ODD 8972900	03/14/2018	The Hanover Insurance Group	2200	1,617.90 121032	03/14/2018	Monthly Insurance
1505417104-001-000	04/19/2018	The Hanover Insurance Group	2200	1,617.90 121154	04/19/2018	Monthly Insurance
1505417104-001-000	05/21/2018	The Hanover Insurance Group	2200	1,617.90 121246	05/21/2018	Monthly Insurance
1505417104-001-000	06/12/2018	The Hanover Insurance Group	2200	1,617.90 121360	06/12/2018	Monthly Insurance
1505417104-001-000	07/13/2018	The Hanover Insurance Group	2200	1,617.90 121446	07/13/2018	Monthly Insurance
1505417104-001-000	08/15/2018	The Hanover Insurance Group	2200	1,617.90 121536	08/15/2018	Monthly Insurance
1505417104-001-000	09/12/2018	The Hanover Insurance Group	2200	1,617.90 121637	09/12/2018	Monthly Insurance
ODD 8972900	10/21/2018	The Hanover Insurance Group	2200	1,617.90 121733	10/22/2018	Monthly Insurance
1505417104-001-000	11/14/2018	The Hanover Insurance Group	2200	1,617.90 121808	11/14/2018	Monthly Insurance
				16,173.00		
6471 - Transfer to Reserves						
	01/01/2018	Oakhaven HOA	2200	434.00 120803	01/02/2018	January 2018 - Transfer to Reserves
	02/01/2018	Oakhaven HOA	2200	434.00 120887	02/02/2018	February 2018 - Transfer to Reserves
	03/01/2018	Oakhaven HOA	2200	434.00 120970	03/01/2018	March 2018 - Transfer to Reserves
	04/01/2018	Oakhaven HOA	2200	434.00 121067	04/04/2018	April 2018 - Transfer to Reserves
	05/01/2018	Oakhaven HOA	2200	434.00 121188	05/01/2018	May 2018 - Transfer to Reserves
	06/01/2018	Oakhaven HOA	2200	434.00 121285	06/05/2018	June 2018 - Transfer to Reserves
	07/01/2018	Oakhaven HOA	2200	434.00 121396	07/02/2018	July 2018 - Transfer to Reserves
	08/01/2018	Oakhaven HOA	2200	434.00 121480	08/02/2018	August 2018 - Transfer to Reserves
	09/01/2018	Oakhaven HOA	2200	434.00 121592	09/04/2018	September 2018 - Transfer to Reserves
	10/01/2018	Oakhaven HOA	2200	434.00 121675	10/01/2018	October 2018 - Transfer to Reserves
	11/01/2018	Oakhaven HOA	2200	434.00 121755	11/02/2018	November 2018 - Transfer to Reserves
	12/01/2018	Oakhaven HOA	2200	434.00 121849	12/03/2018	December 2018 - Transfer to Reserves
				5,208.00		
6473 - Legal Fees						
14321	01/14/2018	The Rife Law Firm	2200	75.00 120855	01/15/2018	water issues with 2801 oakside
14408	02/19/2018	The Rife Law Firm	2200	412.50 120951	02/19/2018	assement rules for renovation construction loan
14410	02/19/2018	The Rife Law Firm	2200	852.50 120951	02/19/2018	Legal issues with unit 2801 Oakside..
14619	05/30/2018	The Rife Law Firm	2200	220.00 121270	05/30/2018	Legal issues with unit 2801 Oakside..
14685	06/19/2018	The Rife Law Firm	2200	907.50 121370	06/19/2018	Legal issues with unit 2801 Oakside..
Form 802	07/10/2018	Secretary of State	2200	5.00 121434	07/10/2018	Update information
14745	07/20/2018	Rife & Beddingfield, P.C.	2200	412.50 121463	07/20/2018	Legal fees from 2801 Oakside Issue
14816	09/05/2018	Rife & Beddingfield, P.C.	2200	1,100.00 121622	09/07/2018	Legal matters dealing with owner of 2801 Oakside
14884	10/21/2018	Rife & Beddingfield, P.C.	2200	137.50 121732	10/22/2018	Legal issues related with owner of 2801 Oakside
14954	11/09/2018	Rife & Beddingfield, P.C.	2200	137.50 121800	11/09/2018	Legal matters dealing with owner of 2801 Oakside
15021	12/05/2018	Rife & Beddingfield, P.C.	2200	55.00 121876	12/05/2018	Legal matters dealing with owner of 2801 Oakside
15023	12/05/2018	Rife & Beddingfield, P.C.	2200	1,030.84 121876	12/05/2018	Legal matters dealing with owner of 2801 Oakside
				5,345.84		
6475 - Lawn/Property Maintenance						
31628	01/05/2018	Ruffino Lawn Maintenance	2200	730.69 120829	01/08/2018	Monthly Lawn Service
31948	02/04/2018	Ruffino Lawn Maintenance	2200	243.56 120918	02/06/2018	monthly lawn service
12218	04/04/2018	Lopez Boyz	2200	575.00 121111	04/05/2018	Monthly Lawn Maintenance
40518B	04/11/2018	Green Magic, Lawn, Tree and S	2200	286.86 121136	04/11/2018	Weed control, fertilizer, fire ant control
7	05/08/2018	Lopez Boyz	2200	575.00 121216	05/08/2018	Monthly Lawn Maintenance
114	06/06/2018	Lopez Boyz	2200	575.00 121309	06/06/2018	Monthly Lawn Maintenance
145	07/03/2018	Lopez Boyz	2200	575.00 121422	07/05/2018	Monthly Lawn Maintenance
133	07/03/2018	Lopez Boyz	2200	280.00 121422	07/05/2018	Remove dead tree
40518B	07/05/2018	Green Magic, Lawn, Tree and S	2200	286.86 121418	07/05/2018	Quarterly lawn fertilizing
217	08/06/2018	Lopez Boyz	2200	575.00 121515	08/06/2018	Monthly Lawn Maintenance
224	08/06/2018	Lopez Boyz	2200	210.00 121515	08/06/2018	Lwan maintenance along barak, required by city
338	09/06/2018	Lopez Boyz	2200	575.00 121619	09/07/2018	Monthly Lawn Maintenance
2018-600	09/26/2018	Brazos Valley Stump Grinding a	2200	189.44 121649	09/26/2018	grinded down stump neat 2815.
408	10/04/2018	Lopez Boyz	2200	575.00 121696	10/05/2018	Monthly Lawn Maintenance
499	11/06/2018	Lopez Boyz	2200	575.00 121783	11/06/2018	Monthly Lawn Maintenance
1569	12/04/2018	Robert Walker	2200	64.16 121879	12/05/2018	2841/ filled hole in yard from plumbing repair
679	12/04/2018	Lopez Boyz	2200	575.00 121874	12/05/2018	Monthly Lawn Maintenance
				7,466.57		

Expense Distribution

Exported On: 05/03/2019 10:25 AM

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Payees: All

Bill Date Range: 01/01/2018 to 12/31/2018

Reference	Bill Date	Payee	Payable Amount	Check #	Check Date	Description
6540 - Management Fee						
	01/02/2018	BVP Management, Inc.	2200	372.00	120796	01/02/2018 Management Fee for 01/2018
	02/02/2018	BVP Management, Inc.	2200	372.00	120885	02/02/2018 Management Fee for 02/2018
	03/01/2018	BVP Management, Inc.	2200	372.00	120985	03/01/2018 Management Fee for 03/2018
	04/04/2018	BVP Management, Inc.	2200	372.00	121065	04/04/2018 Management Fee for 04/2018
	05/01/2018	BVP Management, Inc.	2200	372.00	121180	05/01/2018 Management Fee for 05/2018
	06/05/2018	BVP Management, Inc.	2200	372.00	121278	06/05/2018 Management Fee for 06/2018
	07/02/2018	BVP Management, Inc.	2200	372.00	121393	07/02/2018 Management Fee for 07/2018
	08/02/2018	BVP Management, Inc.	2200	372.00	121495	08/02/2018 Management Fee for 08/2018
	09/04/2018	BVP Management, Inc.	2200	372.00	121584	09/04/2018 Management Fee for 09/2018
	10/01/2018	BVP Management, Inc.	2200	372.00	121666	10/01/2018 Management Fee for 10/2018
	11/02/2018	BVP Management, Inc.	2200	372.00	121747	11/02/2018 Management Fee for 11/2018
	12/03/2018	BVP Management, Inc.	2200	372.00	121837	12/03/2018 Management Fee for 12/2018
				4,464.00		
6695 - Pest Control						
401197	03/02/2018	RP Lee Termite & Pest Control	2200	503.36	121011	03/07/2018 pest (quarterly)
18218	05/03/2018	Joe Loudat DBA/	2200	97.43	121203	05/04/2018 monthly pest control
18337	06/05/2018	Joe Loudat DBA/	2200	97.43	121307	06/06/2018 monthly pest control
18476	07/03/2018	Joe Loudat DBA/	2200	97.43	121420	07/05/2018 monthly pest control
18620	08/03/2018	Joe Loudat DBA/	2200	97.43	121514	08/06/2018 monthly pest control
18771	09/05/2018	Joe Loudat DBA/	2200	97.43	121618	09/07/2018 monthly pest control
18987/18955	10/04/2018	Joe Loudat DBA/	2200	162.38	121694	10/05/2018 monthly pest control / Army worms
19117	11/05/2018	Joe Loudat DBA/	2200	97.43	121767	11/06/2018 monthly pest control
19244	12/04/2018	Joe Loudat DBA/	2200	97.43	121872	12/05/2018 Monthly Pest Control
				1,347.75		
6700 - Plumbing Expense						
1990	05/22/2018	Twin City Plumbing LLC	2200	477.23	121256	05/22/2018 2803 Oakside/ sewer line stopped up
6705 - Professional Fees						
2017 Tax return	09/11/2018	Ed Slovacek, CPA, PLLC	2200	525.00	121631	09/11/2018 preparation of 2017 Tax return
6710 - Property Taxes						
2999941	01/05/2018	Kristeen Roe, Tax A/C	2200	2.46	120826	01/08/2018
6810 - Utilities						
2063524	01/05/2018	Bryan Texas Utilities	2200	36.42	120816	01/08/2018 Electric
2063524	02/04/2018	Bryan Texas Utilities	2200	36.42	120909	02/06/2018 utilities
2063524	03/05/2018	Bryan Texas Utilities	2200	36.42	120994	03/07/2018 utilities
2063524	04/04/2018	Bryan Texas Utilities	2200	36.42	121100	04/05/2018 utilities
2063524	05/04/2018	Bryan Texas Utilities	2200	36.42	121198	05/04/2018 utilities
2063524	06/05/2018	Bryan Texas Utilities	2200	36.42	121300	06/06/2018 utilities
2063524	07/03/2018	Bryan Texas Utilities	2200	36.42	121414	07/05/2018 utilities
2063524	08/05/2018	Bryan Texas Utilities	2200	36.42	121504	08/06/2018 utilities
2063524	09/05/2018	Bryan Texas Utilities	2200	36.42	121609	09/07/2018 utilities
2063524	10/04/2018	Bryan Texas Utilities	2200	36.42	121686	10/05/2018 utilities
2063524	11/05/2018	Bryan Texas Utilities	2200	36.42	121769	11/06/2018 utilities
2063524	12/04/2018	Bryan Texas Utilities	2200	36.42	121863	12/05/2018 Utilities
				437.04		
Total						
				43,452.84		

Homeowner Delinquency

Properties: Oakhaven Townhomes - Oakside Dr Bryan, TX 77802

Amount Owed In Account: All

Balance: Greater than 175.00

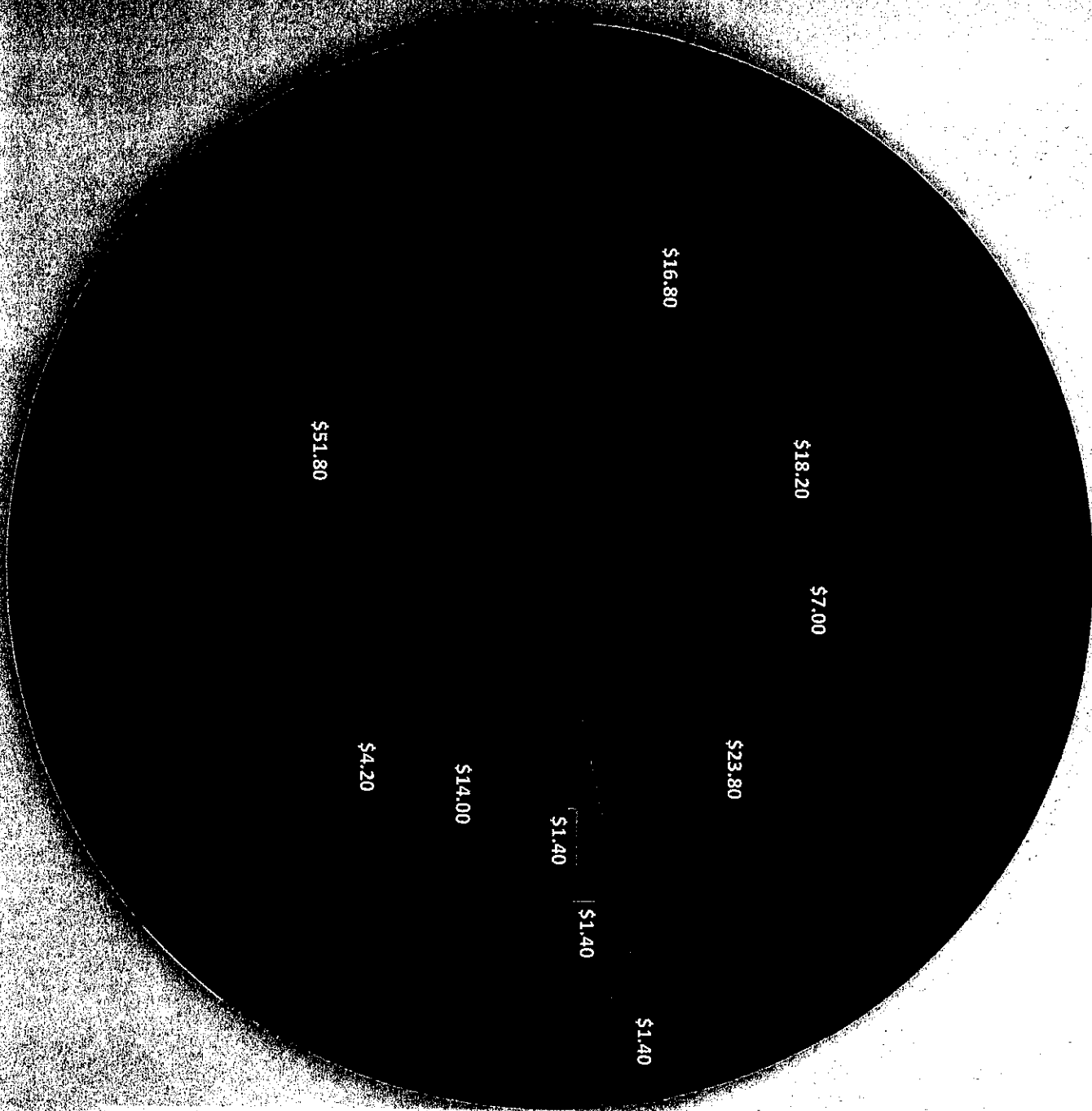
Unit	Name	Amount Receivable
Oakhaven Townhomes - Oakside Dr Bryan, TX 77802		
2821	pays quarterly	280.00
2831	payment plan	320.00
		600.00
Total		600.00

OAKHAVEN COMMUNITY ASSOCIATION

	2018 Budget	2018 Actual	2019 Budget	2019 Budget with renovation	2020 Budget
Income:					
HOA DUES:	52080	49850.03	52080	61380	70680
LATE FEES/VIOLATIONS		70			
Insurance Reimbursement		99026.31			
Total Income:	52080	148946.3	52080	61380	70680
Expenses:					
Insurance	16000	16173	18193 *	18193	18193
General Maintenance	4000	2005.95	4000	3000	2000
Legal Fees	1000	5345.84	6000	6000	500
Management Fees	4464	4464	4464 *	4464	4464
Lawn Maintenance	11000	7466.57	8500 *	8500	8500
Pest Control	2100	1347.75	1500	1500	1500
Plumbing	300	477.23	500	500	500
Roofing Repairs	200	0	0	0	
Utilities	450	437.04	450 *	450	475
Special Projects	0	0	0	10348.4	24836.16
Transfer to Reserves	5208	5208	5208 *	5208	5208
Professional/Tax	0	527.46	500	500	500
Total Expenses:	44722	43452.84	49315	58663.4	66676.16
Total Difference:	7358	105493.5	2765	2716.6	4003.84
Operating Bank Balance 12/31/2018	117,216.90				
Reserve Bank Acct Balance 12/31/2018	18,478.86				

2018 Actual Expense 43,452.84 divided by 31 units , divided by 12 months = 116.81 per unit.
Projected 2019 Budget Expense 49,315.00 divided by 31 units, divided by 12 months = 132.57 per unit.

Oakhaven Dues \$140.00



- General Maintenance \$7.00
- Lawn Maintenance \$23.80
- Plumbing \$1.40
- Professional Fees \$1.40
- Utilities \$1.40
- Management Fee \$14.00
- Pest Control \$4.20
- Insurance \$16.80
- Reserves \$16.80
- Legal Fees \$18.20



PROSPERITY BANK®

3270 1 AB 0.412
OAKHAVEN COMMUNITY ASSOCIATION, INC.
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Statement Date 4/22/2019
Account No

Page 1 of 2



STATEMENT SUMMARY

TX Small Business Check Account No.

03/25/2019	Beginning Balance		\$19,780.86
	1 Deposits/Other Credits	+	\$434.00
	0 Checks/Other Debits	-	\$0.00
04/22/2019	Ending Balance	29 Days in Statement Period	\$20,214.86
	Total Enclosures		1

DEPOSITS/OTHER CREDITS

Date	Description	Amount
04/05/2019	Deposit	\$434.00

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
03-25	\$19,780.86	04-05	\$20,214.86

0000



101441 : 00327/001

MEMBER FDIC



NYSE Symbol "PB"

Tola and Son Construction
(Formerly Super Siding and Remodeling Company)
5308 Ft Concho Dr
Ft Worth Texas 76137
972-537-7857

Residential Construction Contract

This agreement is made by Tola and Son Construction (Contractor) and BVP Management/Oakhaven HOA (Owner) on the date written beside our signatures.

Contractor

Tola and Son Construction
5308 Ft Concho Dr
Ft Worth Texas 76137

Owner

BVP Management/Oakhaven HOA is/are the owner(s) of the project residence and will be referred to as Owner throughout this agreement.

The Construction Site

The project shall take place at the property of the Owner, which is located at:

Oakside Dr

Address

Byran

City

Texas

State

77302

Zip Code

979-764-2500

Phone Number

Project Description

For a Price identified below, the contractor agrees to complete for the owner the work identified in this agreement as the Project.

The Project is described as follows:

Building as Listed: Building 1 units 2801,2803,2805,2807
Building 2 units 2809,2811
Building 3 units 2813,2815
Building 4 units 2817,2819,2821,2823,2825,2827,2829,2831,2833,2825,2837,2839
Building 5 units 2841,2843
Building 6 units 2845,2847
Building 7 unit 2849
Building 8 units 2820,2822,2824,2826,2828,2830

The following applies:

1. Existing exterior layer of siding to be:
 - a. Removed and hauled off x
 - b. Sub siding sections: remove and replace sections in disrepair (rot/mold)
2. When Siding is removed:
 - (x) Home inspected for rotted wood and replacement of same
 - (x) Wall cavity treated for insect, termite, carpenter ants
 - (x) 2 x 4's added as needed for proper bracing of new siding
 - (x) Insulation as needed
 - (x) Climate engineered weather barrier applied
3. New soffit system included Yes x No
4. New fascia system included Yes x No
5. New Siding Style (1x4 trim included) (sealants & pro flashing system)(All fasteners are exterior galvanized)
Select
Cedar mill x
Colonial Cedar mill
Serria 6 Panel
Stucco Panel
6. Lifetime warranty x
7. Paint all exterior siding: include doors exclude doors x
8. Lifetime paint: Behr
9. Carport siding and sheds not already completed are included. Carport soffit not included.
10. All cleanup including nail removal using magnets

Contract Price

In addition to any other changes specified in the agreement, Owner agrees to pay Contractor for siding on buildings \$224,850 For

Owner will pay to Contractor the contract price as follows:

Initial Payment: \$112,425 (on start, materials and labor on site)

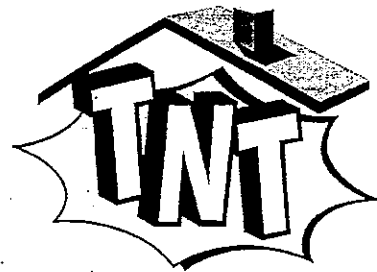
Final Payment: \$112,425 (due and payable on complete)

Contractor will submit a request for final payment to Owner when the work has been completed in compliance with the Contract Documents. Payments due and not paid under the Contract documents shall bear interest from the payment date is due at the rate of 1.5% per month.

TNT ROOFING SERVICES

201 West Warren • Hewitt, TX 76643 • 254-717-7441

TNTRoofingServices@yahoo.com • TNTServicesTexas.com



Name (Owner) OAKHAVEN Phone (979) 764-2500

Address 2801 - 2849 OAKSIDE DR

City BRYAN State TX Zip 77802

Email Address _____

MATERIALS AND LABOR

- ☐ Recover the roof with the same type shingles
_____ Years Manufacture Warranty Shingles
- ☐ Style of shingles _____
- ☐ Color of shingles * REMOVE EXISTING
- ☐ Tear off all existing shingles METAL ROOFING
- ☐ Install 7/16" Decking ON ALL CARPORTS
- ☐ Double all eaves INSTALL 2X4 AND
- ☐ New Valleys INSULATION TO RAISE PITCH
- ☐ New Ridges INSTALL NEW COLOR MATCHED
- ☐ Galvanized Nails METAL ROOFING
- ☐ Replace roof stacks (where needed) _____
- ☐ Paint roof stacks with anti-rust paint _____
- ☐ No. of Vents - Turtle _____ Ridge _____ Turbine _____
- ☐ Install Drip Edge _____
- ☐ ~~5 YEAR LABOR WARRANTY~~
- ☒ ~~10 YEAR WARRANTY ON METAL PATIO/CARPORTS~~

FLAT ROOFS, AND GUTTERS INSTALLED.

- ☒ Clean up and remove all debris from the roof _____
- ☒ Roll yard with magnetic roller _____
- ☐ Clean gutters TOTAL FOR REEROOF COMPLETE
- ☐ Extra work \$49,598.00
- IN ADDITION TO ROOF INSTALL

Replacement of deteriorated decking, fascia, and structural defects are not included unless otherwise specified. TNT Roofing Services (TNTRS) is not responsible for anything improperly installed from the top of decking down.

The labor warranty provided herein does not cover damage to the roof caused by lightning, gale (> 30 mph) winds, tornadoes, violent storm, hail, insufficient slope, etc. Labor warranty shall be revoked and null and void if the contract is not paid in full.

TERMS AND CONDITIONS

1. Owner understands and agrees that TNTRS will provide the roofing services described below ("Roofing Services") under the Materials and Labor section, subject to the conditions precedent set forth herein.
2. Owner represents and warrants to TNTRS that Owner has filed or will file a claim ("Insurance Claim") with Owners Insurance Company (as identified below). Owner and TNTRS specifically understand and agree that approval of the Insurance Claim is a condition precedent to Owners obligations under #1 and #3 of this Contract.
3. The price/cost for the Roofing Services, which Owner agrees to pay to TNTRS, shall be the total amount reflected on the adjuster's worksheet for the Insurance Claim (specified as the "Replacement Cost Value" (RCV), plus any and all overhead, profit and tax). Owner agrees to allow TNTRS to perform the Roofing Services within 30 days of the date an insurance check is issued on the Insurance Claim. Owner understands and agrees that Owner is responsible for any deductible under Owners insurance policy and that the due date for payment of any deductible is the day that TNTRS performs the Roofing Services. Final payment from Owner to TNTRS is due upon receipt of balance from Owner's insurance company. Any balances due from Owner to TNTRS that are outstanding for more than 60 days will be subject to a finance charge of 1 1/2% per month (18% APR).
4. Owner and TNTRS agree that if the Insurance Claim is not approved, but instead a partial settlement is reached between Owner and Owner's insurance company, Owner has the option to have the roofing services that are approved by the insurance company performed by TNTRS. In the event Owner elects to have the roofing services that have been approved by the insurance company performed by TNTRS, the terms of #3 above shall apply.
5. In the event Owner is obligated under #1 and #3, but breaches its obligations to TNTRS, then Owner shall be liable to TNTRS for liquidated damages in the amount of the total profit on the contracted work.

**"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION
AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD
BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION.
SEE THE ATTACHED NOTICE OF CANCELLATION FORM
FOR AN EXPLANATION OF THIS RIGHT"**

Owner's Insurance Company _____ Agents Name _____

Policy Number _____ Agents Telephone _____

Claim Number _____ Agents Fax _____

TNT Roofing Services:

Insured or Representative:

Time _____

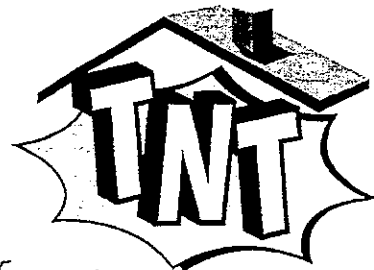
Sign [Signature] Date 2/8/19 Sign _____ Date _____

i In the event the Insurance Claim is for fire damage, payment is due upon the delivery of materials
ii Unless the delay in payment is due to a delay by Owner's insurance company

Printed name of Owner _____

TNT ROOFING SERVICES

201 West Warren • Hewitt, TX 76643 • 254-717-7441
TNTRoofingServices@yahoo.com • TNTServicesTexas.com



Name (Owner) OAKHAVEN Phone (979) 764-2500
Address 2801-2849 OAKSIDE DR
City BRYAN State TX Zip 77802
Email Address _____

MATERIALS AND LABOR

- ☐ Recover the roof with the same type shingles
_____ Years Manufacture Warranty Shingles
- ☐ Style of shingles _____
- ☐ Color of shingles * REMOVE EXISTING
- ☐ Tear off all existing shingles GUTTERS AND
- ☐ Install 7/16" Decking INSTALL NEW
- ☐ Double all eaves GUTTER SYSTEM
- ☐ New Valleys COLOR MATCHED
- ☐ New Ridges 2,380 LINEAR FOOT
- ☐ Galvanized Nails 5" K STYLE GUTTER
- ☐ Replace roof stacks (where needed) _____
- ☐ Paint roof stacks with anti-rust paint _____
- ☐ No. of Vents - Turtle _____ Ridge _____ Turbine _____
- ☐ Install Drip Edge _____
- ☐ 5 YEAR LABOR WARRANTY
- ☒ 1 YEAR WARRANTY ON METAL PATIO/CAR-PORTS,
- FLAT ROOFS, AND GUTTERS INSTALLED.
- ☒ Clean up and remove all debris from the roof _____
- ☒ Roll yard with magnetic roller _____
- ☐ Clean gutters TOTAL GUTTER REPLACEMENT
- ☐ Extra work \$23,342.00
- 50% DUE AT SIGNING

TERMS AND CONDITIONS

1. Owner understands and agrees that TNTRS will provide the roofing services described below ("Roofing Services") under the Materials and Labor section, subject to the conditions precedent set forth herein.
2. Owner represents and warrants to TNTRS that Owner has filed or will file a claim ("Insurance Claim") with Owners Insurance Company (as identified below). Owner and TNTRS specifically understand and agree that approval of the Insurance Claim is a condition precedent to Owners obligations under #1 and #3 of this Contract.
3. The price/cost for the Roofing Services, which Owner agrees to pay to TNTRS, shall be the total amount reflected on the adjuster's worksheet for the Insurance Claim (specified as the "Replacement Cost Value" (RCV), plus any and all overhead, profit and tax). Owner agrees to allow TNTRS to perform the Roofing Services within 30 days of the date an insurance check is issued on the Insurance Claim. Owner understands and agrees that Owner is responsible for any deductible under Owners insurance policy and that the due date for payment of any deductible is the day that TNTRS performs the Roofing Services. Final payment from Owner to TNTRS is due upon receipt of balance from Owner's insurance company. Any balances due from Owner to TNTRS that are outstanding for more than 60 days will be subject to a finance charge of 1 1/2% per month (18% APR).
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Replacement of deteriorated decking, fascia, and structural defects are not included unless otherwise specified. TNT Roofing Services (TNTRS) is not responsible for anything improperly installed from the top of decking down.

The labor warranty provided herein does not cover damage to the roof caused by lightning, gale (> 30 mph) winds, tornadoes, violent storm, hail, insufficient slope, etc. Labor warranty shall be revoked and null and void if the contract is not paid in full.

"YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT!"

Owner's Insurance Company _____ Agents Name _____
Policy Number _____ Agents Telephone _____
Claim Number _____ Agents Fax _____

TNT Roofing Services:

Insured or Representative:

Time _____


Sign [Signature] Date 2/8/19 Sign _____ Date _____

i In the event the Insurance Claim is for fire damage, payment is due upon the delivery of materials
ii Unless the delay in payment is due to a delay by Owner's insurance company

Printed name of Owner _____

2815 Oakside Drive, Bryan, TX 77802-4766

Listing

BCS	RESIDENTIAL		05/03/2019 4:28 PM	
	ML #:	19000799	Status:	Sold
	Address:	2815 Oakside Drive	List Price:	\$135,000
	City/State/Zip:	Bryan, TX 77802-4766	Original Price:	\$135,000
	County:	Brazos	LP\$/Per SF:	\$108.26
	CADR #:	35165	Heated/Cooled SF:	1,247 (Central Appraisal Dist.)
	Subd Code:	4620 - Oakhaven	Lot Size Area:	4,691 (CAD)
	# Beds:	2	# Acres:	0.11
	FBaths:	2	Year Built:	1981
	HBaths:		Type:	Townhome
	Virtual Tour:	http://www.listingserver.com/mlslisting.aspx?ot=213&oid=2693972		

General Information

Subd/Legal:	Oakhaven	Property Leased:		TAMU Bus Route:	No
Lot #/Block #:	8 / -	Foreclosure/REO:	No	Number of Blocks:	
Zone:	B03	Short Sale:	No	School District:	Bryan
Stage of Const:	Complete	Auction:	No	School Year:	2019
Est Complete:		Deed Restricted:		Elementary School:	Johnson Elementary
Builder:		Age Restricted:	No	Intermediate School:	Jane Long Intermediate School
Level:	Two Story or More	Restr Agst		Middle School:	SFA Middle School
Sec Living Qtrs:	Attached	Unrelated Occ:		Junior High School:	N/A
Minerals Convey:	No	Tax Year:		High School:	Bryan High School
FHA Conforming:		Tax WO Exmpt:			
Flood Ins:		HOA Desc:	Blanket Insurance		
HOA/Nbhd Fee:	Yes / 140				
HOA/Nbhd Term:	Month				

Utilities & Features

Heating:	Central Electric	Energy Features:	Ceiling Fans
Air Condition:	Central Electric	Smart House Feat:	
Water Heater:		Utilities:	City Sewer, City Water
# Wtr Hters:		Fence:	
Fireplace:	Yes	Roof:	Shingle
Fireplace Type:	Wood Burning	Floors:	Tile, Vinyl
Ceiling Insul:		Exterior Const:	Combination
Walls Insul:		Home Ext Features:	
Foundation:	Slab	Lot Description:	Cul De Sac
Style:	Traditional	ADA Features:	No
Interior Featur:	Blinds/Shades, Ceiling Fan, Smoke Alarm	BVCIL Approved:	
Neighborhood			
Amenities:			

Room Information

Split Bedroom:		Room Areas:	Fam/Din Combo
Master Bedroom:		Laundry:	
Garage Type:	Attached Garage	Kitchen Countertop:	
Garage Capacity:	1	Kitchen Features:	Garbage Disposal, Pantry
Living Areas:	1 Area or Room		
Dining Rooms:	One Area		

Room Type	Dimensions	Level	Description
Living Room	20'4" x 12'11"	Main	1st Floor
Dining Area	12'11" x 8'	Main	1st Floor
Kitchen	9'7" x 9'3"	Main	1st Floor
Bedroom	11'7" x 12'11"	Main	1st Floor
Bedroom	11'11" x 11'11"	Second	2nd Floor

Directions / Remarks

Directions: Head north on Hwy 6, take exit on Briarcrest Dr to the left, then turn left on E 29th St, turn left on Carter Creek Pkwy, turn left on Oak Hill Dr, turn right on Barak Ln, turn left on Oakside Dr

Remarks: This precious townhome is in a convenient location, close to restaurants, shopping, and zoned for Johnson Elementary. This 2 bed, 2 bath townhome, one room on each floor for privacy, is great as your personal home or an investment property, and would work well as a game day rental & so much more! Located on a private cul-de-sac, this townhome includes big bay windows, large living room area that is perfect for entertaining and a cozy fireplace. Many updates throughout such as painting, flooring, and much more! The HOA will be replacing the roof and siding in the next month!

Priv Rmks: Please text Penny at (508)615-4103 then show. New roofing and siding coming in February.

Office Information

LA:	Kristi Fox Satsky (FOXKRIST122)	LA Phone:	(979) 255-5369	kristi@century21bcs.com
LO:	CENTURY 21 Beal (15300)	LO Phone:	(979) 764-2100	LO Fax: (979) 764-0421
Team Leader:		Des. Broker:	Susan Hilton (Lic#0312340)	
Show Instr:	See Private Remarks	Owner Name:	Esther Brown	

Lockbox Type: **Supra**
Lockbox Loc: **Front door**
Lockbox #: **32198435**
Sign:
Member CoBrkr Fee: **3%**
Non-Member CoBrkr Fee: **1%**
Title Company: **University Title -Toy Mays**
Closing Concessions:
Possession:
Terms: **Cash, Conventional, Federal Housing, Veterans**

Owner Lic RE: **No**
Occupied: **Owner**
Occ Ph1:
Occ Ph2:
Occ Ph3:
Occ Ph4:

DOM: **31**
CDOM: **31**
Lse Exp Date:
Contract Rnt Amt:
List Date: **01/21/2019**
Exp Date:
Stat Chg Date: **02/21/2019**
Prc Chg Date:
Opt Exp Date: **02/04/2019**
Cont Date: **01/29/2019**

BA: **Kristi Fox Satsky (FOXKRIST122)**
BA2:
BO: **CENTURY 21 Beal (15300)**

Close Date: **02/21/2019**
Cont Date: **01/29/2019**
Funded Date: **02/21/2019**

Sale Price: **\$132,500**
SP\$/Per SF: **\$106.26**
Line 12 A 1 B: **\$3,500.00**
How Sold: **CONVENTIOI**
Custom Build:

Sold Remarks: