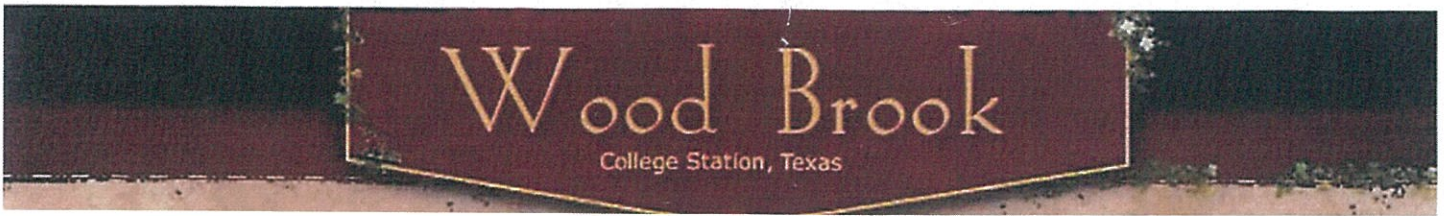


Wood Brook Owner's Association
2020 Annual Meeting



Tuesday January 28th, 2020 @ 6pm
Beal Properties Office

**903 S Texas Ave. College Station TX *www.bealbishoa.com * 979-764-2500*



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

Wood Brook Owner's Association requests your attendance at the **2020 Annual Meeting** to be held **Beal Properties Office** on **Tuesday January 28th, 2020 @ 6:00 pm.**

If you cannot be there and would like to have your vote counted should there be a quorum, sign the proxy below and return by 5:30 pm, January 28th 2020. You can mail the completed proxy below Beal Properties., 903 S. Texas Ave, College Station, Texas 77840 at Attention: Toni Myers or email to hoa@bealbcs.com or fax to (979) 764-0508.

Agenda

1. Roll call, owners present and proxies. Determine if quorum.
2. Proof of notice of meeting
3. Reading and approval of minutes of preceding annual meeting.
4. 2019 completed projects.
5. 2019 Financial Report (Cash Flow, Delinquencies, Budget for 2020, Sales Report)
6. 2020 Projected Projects
7. Election/Reinstatement of Officers and Directors
8. New Business
9. Adjournment

2020 Annual Meeting Proxy Statement

Know All by these Present: That I _____

Do hereby appoint _____

Or (circle one)

Lacey Warren Carrie Siatunu K.I.Selinidis Vince Marino Jennifer Stroh Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2020 Annual Meeting of the Wood Brook Owners 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 January 28th 2020 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit Number

Email address

Current Phone Number

This proxy must be received by 5:30 pm, January 28th 2020.

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903 S. Texas Avenue
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**WOOD BROOK HOMEOWNERS ASSOCIATION
GENERAL MEETING
TUESDAY, JANUARY 22, 2019**

Board Attendees:

Lacey Warren, President
Vince Marino, Vice President
Carrie Siatunuu, Treasurer
K.I. Selinidis

BVP Management Attendees:

Terry Thigpin
Toni Myers
Becky Rice

The meeting was called to order at 6:09pm by President, Lacey Warren, at the office of Engel & Völkers, 206 N. Main St., Ste 101, Bryan, TX 77803.

The meeting began with an introduction of everyone present. It was determined that 10 owners were present at the meeting and combined with 7 proxies returned, we did not have a quorum.

The minutes of the 2018 General Meeting were provided to everyone in the General Meeting packet. Unit M1 made a motion to approve the minutes which was seconded by Unit B1. With no objection, the motion passed.

The meeting was turned over to BVPM Property Manager, Terry Thigpin. Terry touched on projects that were completed in 2018 which included new roofs, new fences, updated lighting, tree removal & trimming, and a financial audit. Terry then moved onto the 2018 Financial Report discussing cash flow, delinquencies and the 2019 budget. Carrie Siatunuu, Treasurer, highlighted a few key expenses from 2018 and the fact that our reserves are now lower than we would like. She stated that we would be working to improve those numbers and get them back to where they were. A Unit inquired about the added expense of Security Patrol and it was explained that due to the rise of vehicle burglaries in the surrounding areas, the Board felt it a good idea to implement this for the safety of Wood Brook. Terry asked the attendees if they thought the security patrol should have their vehicle flashing light on or off. Some owners thought on was a good idea so people knew patrol was taking place while others felt that the light should be off so it is not obvious when they are patrolling. The consensus was to maybe alternate the use of the flashing light. Terry discussed projected projects for 2019 which include additional lighting, sealing of the new fences, dumpster signs, power washing, fence numbers and building letters. Unit R5 reported his roof to be leaking near the chimney after the installation of the new roof. BVPM will have someone check on this right away. Owners brought up discussion on the parking passes and consensus was to not provide any for one year and see if that works favorably. The Board will review the suggestions when it is time for parking pass renewal. Question was raised on the pool resurfacing and due to the large amount of expenditures last year and still remaining for this year, this project will be completed in 2020. A few owners made suggestions for drought resistant landscaping as well as adding a tree in the front where one had to be removed, these will be discussed

**WOOD BROOK HOMEOWNERS ASSOCIATION
GENERAL MEETING
TUESDAY, JANUARY 22, 2019**

with the new landscaping company. An owner asked about the lot next door on zoning and cost. Carrie Siatunuu will look into it and advise the owners. K.I. Selinidis added that owners need to remember that satellite dishes are not allowed to be attached to the siding, brick or fences. He also discussed the updates to the By-Laws, and he encouraged all owners to approve them and encourage their neighbors/other owners to do the same. In order to update the By-Laws to the current laws and regulations, we need 67% majority vote which is 65 units.

With no further discussion, Unit M1 made a motion to adjourn the meeting seconded by Unit B1. With no objections, the meeting was adjourned by President, Lacey Warren, at 7:16pm.

**WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 22, 2019**

Board Attendees:

Lacey Warren, President
Vince Marino, Vice President
Carrie Siatunuu, Treasurer
K.I. Selinidis

BVP Management Attendees:

Terry Thigpin
Toni Myers
Becky Rice

The meeting was called to order by President, Lacey Warren, at 5:06pm at the offices of Engel & Völkers.

The minutes from our December 4, 2018 Special Meeting were previously reviewed and approved via email.

Financial Report:

Carrie Siatunuu verified bank accounts, reviewed cash flow and expenses and the current delinquency report. Vince made a motion to approve the financials as presented which was seconded by K.I. Selinidis. With no opposition, motion passed.

Old Business:

Sealing Fences & Power Washing

Two bids have been presented for sealing the fences and power washing, Chad's Mobile Wash and B&M Services. The bid from Chad's on fence sealing does not include measurements and final cost for the project. The bid from B&M for power washing does not include a final cost for the project. The Board asked BVPM to have these two vendors provide accurate bids and try to secure another bid as well.

Unit #'s on Fences

BVPM provided several options for numbers, the most economical being from Lowe's. The Board asked BVPM to see what Bob would charge in labor to install the numbers.

Additional Lighting

BVPM provided the bid from Constant Current to have the additional security lighting installed as recommended by Bob during his night time walk through. In addition to the other areas included, the bid provided two options on building U and P. Vince Marino made a motion to approve Option A which will add a second light on building U pointing back towards building P. The motion was seconded by Carrie Siatunuu. With no opposition, motion passed.

Landscaping

BVPM provided quite a few bids for landscaping. After review of all the bids and the scope of work provided, K.I. Selinidis made a motion to accept Lopez Boyz effective March 1st for a trial

**WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, JANUARY 22, 2019**

period. Vince Marino seconded the motion and with no objections, the motion passed. We will review the work of Lopez Boyz in a few months to determine if they will continue. Ground Crew shall be given their 30 days' notice.

Dumpster Signs

BVPM provided a bid for 8 dumpster signs to be made and reported that the wording we choose will not affect the cost of the signs. Carrie Siatunuu made a motion to proceed with having the dumpster signs made which was seconded by Vince Marino. With no opposition, motion passed. The board gave Toni Myers a few keys things we'd like them to say. She will have the company prepare a mock sign for us to review.

Additional Letters for Buildings

The bids we were provided at the previous meeting were not for the same style of letter. We asked BVPM to obtain a bid for the same style letter that is already in place so the existing letters can be used. It was also confirmed that letters should be installed on all 4 sides of each building.

By-Laws

The proposed update has been approved by the majority of the board. Toni Myers confirmed with their HOA attorney that the method BHHS attorney was recommending for acceptance of these changes is not correct. The approval needs to be done by ballot to the owners. K.I. Selinidis made a motion to have the attorney draw up the ballot. Vince Marino seconded the motion and with no objections, motion passed. The proposed update needs to be available for owners to read and we need to look into the ballot having DocuSign capability.

New Business:

Due to the annual meeting being held at 6:00pm and attendees already present, the board tabled New Business until our next meeting.

The next meeting will be held on April 17, 2019 at 3:30pm in the offices of BVPM.

Carrie Siatunuu made a motion to adjourn the meeting seconded by Vince. With no opposition, President, Lacey Warren, adjourned the meeting at 6:03pm.

**WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, FEBRUARY 19, 2019**

Board Attendees:

Lacey Warren, President (via phone)
Vince Marino, Vice President
Carrie Siatunuu, Treasurer
K.I. Selinidis

BVP Management Attendees:

Toni Myers
Becky Rice

The meeting was called to order by Vice President, Vince Marino, at 3:40pm at the offices of BVPM.

The minutes from the January board meeting were previously approved via email.

Financial Report:

Carrie Siatunuu verified bank accounts, reviewed cash flow and expenses and the current delinquency report. K.I. Selinidis made a motion to approve the financials as presented which was seconded by Lacey Warren. With no opposition, motion passed.

Old Business:

Sealing Fences & Power Washing

Additional bids have been requested and we are waiting for clarification on ones that we had previously received.

Unit #'s on Fences

Bob has quoted \$150 for the labor to install the numbers on each fence. This project needs to wait until after the fence sealing has been done.

Additional Lighting

The work on this project is expected to begin next week.

Dumpster Signs

We are waiting for a sample of the sign verbiage that includes the recent Board's suggestions.

Additional Letters for Buildings

We are waiting for bids for this project.

By-Laws

The attorney is working on providing the document to the homeowners for their vote on updating the By-Laws.

Mileage Reimbursement

Current mileage rate is \$0.58/mile and is available to Board members who complete reimbursement form for their travel.

**WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
TUESDAY, FEBRUARY 19, 2019**

New Business:

Increase to HOA Dues

After much discussion, it was agreed that a 5% increase will be voted on. Since one board member was not present, this will be discussed in email format with all Board members voting except President. President, Lacey Warren, will send an email today to all Board members and will only vote if there is a tie.

Pest Control

A bid has been provided by Lone Star Pest Management for our regular monthly service. They also provided a special rate for inside service if requested by owners. Toni will get two additional bids for the Board to review. Toni will also get a copy of the Scope of Work that ABC and Orkin currently provide.

Leak by Bldg E

This was a main line break in two places and the total cost was \$3,192. Since there has been discussion on the water pressure regulator, Twin City Plumbing will check on our current system and what we have in place.

The next meeting will be held on April 17, 2019 at 3:30pm in the offices of BVPM.

Carrie Siatunuu made a motion to adjourn the meeting seconded by K.I. Selinidis. With no opposition, Vice President, Vince Marino, adjourned the meeting at 4:40pm.

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Brazos Valley Property Management (BVPM)
903 Texas Ave South, College Station, TX 77840
Wednesday, April 17, 2019

Board Attendees:

Lacey Warren, President
Vince Marino, Vice President
Carrie Siatunuu, Treasurer
Melissa Thome, Secretary
K.I. Selinidis

Management Attendees:

Terry Thigpin, Property Manager
Toni Myers, HOA Director
Becky Rice, HOA Assistant

Meeting called to order by President, Lacey Warren at 3:33pm

Minutes: Minutes from January Meeting and February Organizational Meeting were approved previously via email.

Financials:

Bank Statements - everything is in line with the bank statements.

Expenses - There was higher Utility Cost and Pool Expenses were higher due to the pool pump motor had to be replaced in February.

Increases to Reserves - Lenders are wanting the budget to be changed to show 10% being deposited into the reserves.

Increase to Dues - need to revisit email not everyone voted and there is a question on whether it was a dollar amount or percentage that was proposed.

Delinquency Report:

G2 needs to have late fees added to their account.

E5 and F2 have been turned over to the Attorney.

Melissa Thome made a Motion to approve financials as presented. Vince Marino 2nd the Motion, with no objections the Motion was passed.

Old Business:

Dumpster Signs:

Final design altered slightly and approved via email.

Fences:

K.I. Selinidis made a Motion to not have the fences stained, to leave them natural for now. Vince Marino 2nd the Motion, with no objections the Motion was passed. It was noted when Carrie is approached about the staining of fences, owners can clear coat the inside of the fences only.

Building Numbers/Letters:

Still need cost for the actual letters for the Buildings, the current bid is for labor only. Toni Meyers is going to ask Clean up Crew if they can install the Building Numbers/Letters.

Power Washing:

University Powerwash submitted a bid for \$8,313.60 tax included. Chad's Mobile Wash submitted a bid for \$9,600. Terry recommends Chad therefore K.I. asked BVPM to see if Chad would match University Powerwash pricing.

Water Pressure Regulator:

Reviewed bids from Holman QP for both repairs to existing and replacement at main entrance. Reviewed bid from Twin City plumbing for both individual and main entrance regulators. After review of all documents, K.I. Selinidis made a Motion to hire Twin City Plumbing to install a

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Brazos Valley Property Management (BVPM)
903 Texas Ave South, College Station, TX 77840
Wednesday, April 17, 2019

regulator at the main entrance, Vince Marino 2nd the Motion with no objections the Motion was passed.

New Lighting:

The work was started this week but has encountered several delays, so it's a work in progress.

Pest Control:

K.I. Selinidis made a Motion to hire D. Lee Pest Services to do Pest Control and take over Termite Insurance Policy from Orkin, Vince Marino 2nd the Motion with no objections the Motion was passed. D. Lee Pest Services is also offering \$35.00 per unit for interior pest control at the Owners Expense.

Bylaws:

It was decided to terminate entirely the relationship with the previous Attorney. Carrie Siatunuu made a Motion to hire Jana to make the necessary bylaw changes, K. I. Selindis 2nd the Motion and with no objections the Motion was passed.

New Business:

BVPM Contract Renewal:

Contract with BVPM is up May 1, 2019 and will renew automatically on a monthly basis until terminated by either party. The Company has changed its name to Beal Properties, only website and email are changing. Carrie Siatunuu made a Motion to renew the contract for one year with Beal Property, Vince Marino 2nd the Motion with no objections the Motion was passed.

Security:

Annual Contract ends 8/1/19; can be terminated by either party with 30 days' notice. Contract states there are 3 patrols per day, 7 days per week weather and circumstances permitting. After reviewing the logs, it was determined that the patrols were not being performed as contracted and that there wasn't late night or early morning patrols happening and that some patrols were only 3 minutes long. Toni approached the company about this and they stated they would issue a refund of trips not made. Carrie Siatunuu made a Motion to terminate contract with current Security Company after refund is issued. Vince Marino 2nd the Motion and with no objections the Motion was passed. Toni Meyers is going to get additional bids for security cameras.

Spring Trees and Vine Trimming: lawn company needs to take care of vines and bids are needed for Spring Tree Trimming.

Landscaping:

Landscaping looks good, they are doing a great job.

Pool Resurfacing:

K.I. Selindis made a Motion to hire Oasis Pools to do the necessary pool resurfacing, repairs and code updates, Vince Marino 2nd the Motion with no objections the Motions was passed. The board asked Toni to have Oasis Pools submit a bid for monthly pool maintenance as well.

5:39pm K.I. Selindis left the meeting, we still have quorum so meeting continued.

Bank Loan:

Need to calculate the Projects for 2019 not already under the budget and see where adjustments can be made to prevent a Bank Loan.

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Brazos Valley Property Management (BVPM)
903 Texas Ave South, College Station, TX 77840
Wednesday, April 17, 2019

Insurance:

Insurance premium is due June 1, 2019. Toni Meyers is going to get 3 bids for a new insurance policy. Terry Thigpin made a suggestion to research paying insurance monthly rather than in one lump sum.

Melissa Thome made a Motion to adjourn the meeting, Vince Marino 2nd the Motion, with no objections the meeting adjourned at 6:32pm by Lacey Warren.

Next Meeting is July 17, 2018, at 3:30pm.

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Beal Properties
903 Texas Ave South, College Station, TX 77840
Wednesday, July 17, 2019

Board Attendees:

Lacey Warren, President K.I. Selinidis
Vince Marino, Vice President Carrie Siatunuu, Treasurer
Melissa Thome, Secretary
Toni Myers HOA Coordinator

Meeting called to order by President, Lacey Warren at 3:34pm

Minutes: Minutes from April were approved previously via email.

Financials:

Bank Statements - all items are in line with the bank statements

Expenses - all expenses are in line

Delinquency Report: - G2 currently owes \$6787.82, liens are in place, the only next step would be to foreclose on the property. E5, F4 and J2 are currently delinquent by 4 months.

Carrie Siatunuu made a Motion to stop the monthly fund transfers effective 8/1/19 of \$4400.00 into the Insurance Account, as we are now paying this on a monthly basis vs annual. Vince Marino 2nd the Motion, with no objections the Motion was passed.

Carrie Siatunuu made a Motion to move \$21,000.00 into the Checking Account from the Insurance Account to pay for Capital Expenditures, as we have our standard deductible and three months of premiums currently in the Insurance Account. Melissa Thome 2nd the Motion, with no objections the Motion was passed.

Vince Marino made a Motion to approve financials as presented. Melissa Thome 2nd the Motion, with no objections the Motion was passed.

Old Business

Pool Repairs:

Melissa Thome and Carrie Siatunuu met with Oasis Pool and went over all the recommended repairs, most of which are necessary for code compliance and safety requirements. Resurfacing and retiling of the pool was discussed and decided that it would be postponed until the Winter Break since the pool is actively being used. Carrie Siatunuu made a Motion to do all pool repairs, including those for code and safety reasons, the resurfacing and the tiling not to exceed \$13,550.00 Melissa Thome 2nd the Motion, with no objections the Motion was passed.

Building Numbers/Letters:

No new bids.

Power Washing-update on damaged bushes:

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Beal Properties
903 Texas Ave South, College Station, TX 77840
Wednesday, July 17, 2019

Bob completed a walk thru the complex to see if there was any other bush damage, other than reported by owners. He did not see anything of concern. Carrie Siatunuu recommended that the issue is satisfied but in the future, we need to confirm that the company hired does not use a chemical that will kill the plants/bushes. Carrie Siatunuu also asked if the power washing was to be from inside fences, as her building and the two around her were done from outside fences, so the lower portion of the buildings were not power washed. Toni to follow up with University Power Wash.

New Lighting:

The work requested was completed, but a breaker continuously keeps getting tripped and they have not been able to resolve the issue yet.

Bylaws:

After review by a new Attorney, it was decided that it would be very unlikely for the bylaws to pass due to the 1st Mortgage Clause. Not only do we need 67% of the owners of units to approve them, but we also need 51% of the First Mortgagees. Carrie Siatunuu made a Motion to have the Attorney write up a document that states this, showing that the Board and Property Management Company has done their due diligence to get bylaws updated but it would not be reasonable at this time. K. I. Selindis 2nd the Motion and with no objections the Motion was passed.

New Business

Security Cameras:

A viable option has not been found and is still being researched.

Parking Passes for 2019-2020:

After much discussion weighing the pros and cons and hearing owner complaints, Carrie Siatunuu made a Motion to discontinue parking passes, Vince Marino 2nd the Motion and with no objections the Motion was passed.

Landscaping:

Unit O2 has requested that the cedar bushes in front of their unit be removed. Pictures need to be provided of the area this is for before the Board can make a decision.

Repairs on Units/Interpretation:

There have been quite a few leak issues around fireplaces and roof flashing. We have spent \$3000.00 in the past year on flashing leaks. Do we want to do anything proactive on it or continue to correct as they come up? K.I. Selindis would like the roofers to look at them as part of the replacement of the roofs.

The question was again raised as to what the HOA is legally responsible for? The specific question, "Which part of the door jamb is the HOA responsible for?" The declarations were read aloud and they were interpreted differently by those present at the meeting. Lacey Warren

WOOD BROOK HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Beal Properties
903 Texas Ave South, College Station, TX 77840
Wednesday, July 17, 2019

made a Motion to adopt the interpretation, based on page 10, that the homeowner is responsible for the interior surfaces of the perimeter wall, floors, ceilings, window frames, doors, door frames and trim. The door jamb is part of the trim of the door and when you consider construction, the jamb can't be replaced or repaired properly without adjustments or replacement of the doors (which is the responsibility of the homeowner). K.I. 2nd the Motion, and with the majority vote the Motion passed.

Carrie Siatunuu made a Motion to adjourn the meeting, Melissa Thome 2nd the Motion, with no objections the meeting adjourned at 5:34pm by Lacey Warren.

Next Meeting is October 16, 2019, at 3:30pm.

WOOD BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Beal Properties
903 Texas Ave. South, College Station, Texas 77840
Wednesday, October 16, 2019

Attendees:

Lacey Warren, President	K.I. Selinidis, Member at Large
Vince Marino, Vice President	Carrie Siatunuu, Treasurer
Jennifer Stroh	Terry Thigpin, Beal Properties
Toni Myers, Beal Properties	Stacie Bone, Beal Properties

Meeting called to order by President, Lacey Warren, at 3:36pm.

Melissa Thome, acting Secretary has sold her unit and thus resigned from the Board of Directors effective September 30, 2019. Motion to accept her resignation was made by K.I. Selinidis and seconded by Vince Marino. Motion passed.

Motion was made by K.I. Selinidis to appoint owner Jennifer Stroh to fill the vacant board position and seconded by Vince Marino. Motion passed and Jennifer Stroh will fill the vacant term to expire in 2021. Jennifer Stroh was asked by the board to serve as Secretary and she accepted.

Financials:

Bank Statements: Statements were reviewed by Treasurer, Carrie Siatunuu, and reported to the board that everything looks in line.

Expenses: Expenses were reviewed by Treasurer, Carrie Siatunuu, and she noted that we have been paying for the pool phone for quite some time and yet during the recent the pool inspection, it was found that the phone is not working. We are waiting on Bobby from Oasis Pools to give us a status update on his discussions with Frontier Communications on the repairs.

In addition, Carrie Siatunuu and Toni Myers have been working on the insurance fees and the reasoning for the increase in payments each month. It has been determined that the insurance cost per month will be \$3,377.84. This breaks down to the \$3298 we were originally quoted plus the extra \$74.94 for the umbrella policy and \$4.90 for the service charge. There has been \$16,909.20 paid out so far. That covers June - October. There is a \$20.00 credit on the account for November for the late fee that was charged. If you take the \$16,909.20 and subtract the \$20.00 that gives us \$16,889.20, divide that by the 5 months = \$3,377.84.

WOOD BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Beal Properties
903 Texas Ave. South, College Station, Texas 77840
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Delinquency Report: Delinquencies have decreased

Vince Marino made a motion to approve the finances as presented. K.I. Selinidis seconded the motion. Motion passed.

Old Business:

Light Repair: Toni Myers reviewed the bid for lighting repair submitted by Constant Current. Discussed problem with old wiring not functional due to wires running near/under shifting foundations. As a result, some wires are being pulled/disconnected from inside boxes. Therefore, bid cannot be specific until they get inside and see what each box needs. Constant Current's bid is to remove the rigid PVC entrances/exits from each building and replace existing conduit with flexible conduit that will move with the buildings as they shift, replace all j-boxes. Carrie Siatunuu recommended another company and as of now, we are still waiting on his bid (he is waiting on information from his suppliers).

Vince Marino recommended that we have someone look at one or two boxes to see if we can get some sort of idea of what we are dealing with. We will wait for this until we get a second bid then proceed from there.

Building Letters: Reviewed bids for exterior building numbers (materials only) from Fast Signs and Sign Pro. Also noted that we are leaving the existing building letters and adding 42 additional letters to ensure that each building has a letter on all four sides. The new letters will be painted black to match as closely as possible the existing letters.

Motion was made by Carrie Siatunuu to accept the bid from Fast Signs for \$2,761.99. Jennifer Stroh seconded the motion. Motion passed.

Letter Installation: Reviewed bids from Clean Up Crew and Petty-Faldyn Property Repair to install building letters. It was noted that some letters would be on siding instead of brick.

Motion was made by Carrie Siatunuu to accept bid from Clean Up Crew for \$477.38. Vince Marino seconded the motion. Motion passed.

Gate Numbers: Discussed bids from Clean Up Crew and Bob Walker for installation of gate numbers. The board previously voted to use the numbers from Lowe's and it was brought to our attention that the price has increased slightly to \$1.98 per number for a total of \$392.23.

WOOD BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, October 16, 2019

Motion was made by Vince Marino to accept bid from Bob Walker and move forward with the purchase of the Lowe's numbers, and install with screws instead of nails. Jennifer Stroh seconded the motion. Motion passed.

Update on Security Cameras: Toni Myers explained that it would be extremely cost prohibitive to install cameras stating that other complexes that have looked into this came to the same conclusion. For an example, one complex with only one entrance was given an estimate of well over \$10,000 to install. It is logistically and financially not feasible for our complex to do this. As a result, Wood Brook will continue to update and maintain lighting. In regards to lighting, it was stated that the area in the back next to the Wolf Pen Creek is very dark.

Motion was made by Carrie Siatunuu to abandon the idea of security cameras for Wood Brook Condos at this time due to: 1) high cost, 2) complicated logistics in implementing such a system. In addition, the motion states that we start getting bids on lighting upgrades on both building lights and pole lighting (which would be more flexible in their ability to direct the light to targeted areas). Vince Marino seconded the motion. Motion passed.

Toni Myers will have the two vendors providing bids for lighting repairs also provide bids for lighting upgrades in the complex. This will be a 2020 budgeted item that we can start preparing for now.

As a side note to security, Toni Myers stated that several complexes have had police officers present at meetings to discuss safety and security concerns and recommendations. The board felt this was a great idea therefore Toni will find out who our neighborhood officer is and will schedule him/her for the annual meeting in January.

New Business:

Unit G2: Resident found deceased two weeks ago. Next of kin (sister and brother-in-law) have hired an attorney and are preparing to clean and sell the unit. Our lien against G2 is third in line after taxes and mortgage. Since no mortgage exists on G2 any taxes owed will be paid first then HOA will receive their money.

The red vehicle that has not moved in months, is thought to possibly belong to the owner of G2. If this is not the case, Toni will have the vehicle towed off the lot next week.

WOOD BROOK HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

Beal Properties

903 Texas Ave. South, College Station, Texas 77840

Wednesday, October 16, 2019

Smoking Inside Units: Owner of unit A1 sent a letter that he is smelling smoke from another unit in his unit. He (owner) was inquiring whether we could make it part of our bylaws to not have smoking in the buildings. The consensus of the board is that since our units are privately owned, this is not something we can do. Toni Myers will let the owner know that we discussed the issue at our meeting, but that there is no law that prevents an owner from smoking in their own home and nothing that the HOA can do at this time.

Stacie Bone contacted the owner of A2, and they stated that they did not smoke inside the unit.

Complex Improvements: Owner of unit L2 contacted the Board with suggestions for improving the property, increasing curb appeal and bringing in more buyers. Suggestions included installing limestone 1/2 to 3/4 of the way up the buildings, adding new signage utilizing the same limestone and updating the building letters. Toni Myers will let the owner know that we discussed these recommendations at our meeting and will take it into consideration in the future. In addition, Toni will inform them of the ongoing improvements that are in the works.

Next Meeting: January 28, 2020. Board meeting 5:00 p.m. to 6:00 p.m. Annual General Meeting 6:00 p.m. to 7:00 p.m. These meetings will be held at Beal Properties.

Adjournment: K.I. Selinidis moved to adjourn the meeting. Carrie Siatunuu seconded the motion. Motion passed and meeting was adjourned at 5:01 p.m.

Cash Flow

Beal Properties

Properties: Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

Date Range: 01/01/2019 to 12/31/2019

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				
Homeowners Association Dues	178,604.70	89.40	178,604.70	89.40
Capital Improvements Income	21,000.00	10.51	21,000.00	10.51
Miscellaneous Income	187.41	0.09	187.41	0.09
Total Operating Income	199,792.11	100.00	199,792.11	100.00
Expense				
Electrical Repairs	5,488.91	2.75	5,488.91	2.75
Fence Repair	837.71	0.42	837.71	0.42
General Maintenance	29,006.68	14.52	29,006.68	14.52
Insurance	27,066.40	13.55	27,066.40	13.55
Transfer to Reserves	30,800.00	15.42	30,800.00	15.42
Legal Fees	1,657.50	0.83	1,657.50	0.83
Lawn/Property Maintenance	17,025.99	8.52	17,025.99	8.52
Management Fee	12,600.00	6.31	12,600.00	6.31
Pest Control	1,409.98	0.71	1,409.98	0.71
Porter Service	5,475.34	2.74	5,475.34	2.74
Pool Expense	11,453.91	5.73	11,453.91	5.73
Professional Fees	425.00	0.21	425.00	0.21
Security Expense	1,942.43	0.97	1,942.43	0.97
Telephone Service	664.05	0.33	664.05	0.33
Utilities	20,595.18	10.31	20,595.18	10.31
Total Operating Expense	166,449.08	83.31	166,449.08	83.31
NOI - Net Operating Income	33,343.03	16.69	33,343.03	16.69
Total Income	199,792.11	100.00	199,792.11	100.00
Total Expense	166,449.08	83.31	166,449.08	83.31
Net Income	33,343.03	16.69	33,343.03	16.69
Other Items				
Prepayments	2,132.94		2,132.94	
Net Other Items	2,132.94		2,132.94	
Cash Flow	35,475.97		35,475.97	
Beginning Cash	27,967.76		27,967.76	
Beginning Cash + Cash Flow	63,443.73		63,443.73	
Actual Ending Cash	63,443.73		63,443.73	

Expense Distribution

Exported On: 01/28/2020 03:09 PM

Properties: Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

Payees: All

Bill Date Range: 01/01/2019 to 12/31/2019

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
2270 - Clearing-Tenant Deposits							
	04/02/2019	S3	Amy Hinnant	165.19	5846	04/07/2019	Amy Hinnant, Wood Brook Condominiums - S3: Move Out Refund
	09/12/2019	F3	Woodbrook HOA	330.38	5905, 5905, 5906	09/12/2019, 09/12/2019, 09/12/2019	Woodbrook HOA, Wood Brook Condominiums - F3: Move Out Refund
	10/21/2019	B2	Melissa Thome & Brian Thome	165.62	5923	10/22/2019	Melissa Thome, Brian Thome, Wood Brook Condominiums - B2: Move Out Refund
				661.19			
4600 - Homeowners Association Dues							
5703	02/19/2019		Abel Mondragon Sr.	158.00	drafted from account	02/19/2019	Over payment of dues at closing (04/09/2019) (BCR)
6390 - Electrical Repairs							
11751	05/12/2019		Constant Current Electric	128.82	5858	05/20/2019	Secured data wires back in box on side of
11758	05/24/2019		Constant Current Electric	4,339.76	5881	05/29/2019	electrical repairs bldg E,F,M,I
11893	09/16/2019		Constant Current Electric	1,020.33	5908	09/17/2019	electrical repairs on outdoor lighting /breakers
				5,488.91			
6430 - Fence Repair							
1677	05/05/2019		Robert Walker	67.43	5856	05/06/2019	Fence Signs Installed
465-39261	05/21/2019		Fast Signs	372.77	5860	05/21/2019	Wood Brook Dumpster signs
1783	11/12/2019		Robert Walker	397.51	5929	11/12/2019	Bulk pick up / numbers on fences
				837.71			
6455 - General Maintenance							
24194	02/15/2019		Holman's Quality Plumbing	3,192.00	5828	02/21/2019	water main leak
2309	04/29/2019		Twin City Plumbing LLC	3,142.67	5847	04/29/2019	Requesting draw for the cost of valve and material to replace the 4" pressure reducing
10942	05/06/2019		T. Fry Make Ready	168.71	5855	05/06/2019	1904#Q2- Replaced damage baseboard, door sweeps. Painted
2308	05/27/2019		Twin City Plumbing LLC	6,058.58	5862	05/29/2019	replace 4 inch regulator
8807	06/04/2019		Flores Flooring	1,568.38	5868	06/07/2019	flooring installation T-4
1351	06/19/2019		Intersteam Carpet Cleaning/ Powerwash	1,623.75	5873	06/19/2019	Chemicals for powerwashing
1557	07/03/2019		Petty-Faldyn Property Repair LLC	456.00	5880	07/07/2019	general repair #F1
1558	07/03/2019		Petty-Faldyn Property Repair LLC	335.75	5880	07/07/2019	general repair #A4
1556	07/03/2019		Petty-Faldyn Property Repair LLC	558.50	5880	07/07/2019	general repair #M2
1352	07/04/2019		Intersteam Carpet Cleaning/ Powerwash	6,689.85	5878	07/07/2019	maintenance-power washing all exterior
1555	07/05/2019		Petty-Faldyn Property Repair LLC	389.00	5880	07/07/2019	general repairs S1
24904	07/10/2019		Holman's Quality Plumbing	45.00	5886	07/19/2019	Turned off water to building F
212502	10/06/2019		Paladim Services	43.72	5917, 5917, 5950	10/06/2019, 10/06/2019, 10/06/2019	Paint
465-42139	11/15/2019		Fast Signs	2,762.00	5933	11/15/2019	Wood Brook Building Letters
10004	11/22/2019		The Clean Up Crew	954.77	5936	11/22/2019	Install building letters on 42 buildings
1876	12/05/2019		Petty-Faldyn Property Repair LLC	1,018.00	5939	12/06/2019	S1 - interior repair for water damaged caused
				29,006.68			
6470 - Insurance							
0001	06/04/2019		Farmers Insurance Exchange	3,298.00	5865	06/04/2019	1st Monthly payment
F008428929-001-00001	07/12/2019		Farmers Insurance Exchange	3,302.90	5884	07/12/2019	Insurance payment
F008428929-001-00001	07/18/2019		Farmers Insurance Exchange	3,322.90	5885	07/19/2019	Monthly Insurance
F008428929-001-00001	08/29/2019		Farmers Insurance Exchange	3,386.40	5898	08/29/2019	Insurance payment
F008428929-001-00001	09/17/2019		Farmers Insurance Exchange	3,599.00	5909	09/17/2019	Monthly Insurance
F008428929-001-00001	10/30/2019		Farmers Insurance Exchange	3,372.40	5925	10/30/2019	Monthly Insurance
F008428929-001-00001	11/21/2019		Farmers Insurance Exchange	3,392.40	5935	11/21/2019	Monthly Insurance
F008428929-001-00001	12/27/2019		Farmers Insurance Exchange	3,392.40	5944	12/27/2019	Monthly Insurance
				27,066.40			
6471 - Transfer to Reserves							
	01/01/2019		Wood Brook HOA Insurance	4,400.00	5808	01/03/2019	January 2019 - Insurance Reserves
	02/01/2019		Wood Brook HOA Insurance	4,400.00	5819	02/04/2019	February 2019 - Insurance Reserves
	03/01/2019		Wood Brook HOA Insurance	4,400.00	5830	03/04/2019	March 2019 - Insurance Reserves
	04/01/2019		Wood Brook HOA Insurance	4,400.00	5839	04/04/2019	April 2019 - Insurance Reserves
	05/01/2019		Wood Brook HOA Insurance	4,400.00	5849	05/02/2019	May 2019 - Insurance Reserves
	06/01/2019		Wood Brook HOA Insurance	4,400.00	5863	06/04/2019	June 2019 - Insurance Reserves
	07/01/2019		Wood Brook HOA Insurance	4,400.00	5882	07/08/2019	July 2019 - Insurance Reserves
				30,800.00			
6473 - Legal Fees							
15089	01/06/2019		Rife & Beddingfield, P.C.	495.00	5812	01/07/2019	Legal issues with lien on G2/ bylaw and declaration amends
15148	01/23/2019		Rife & Beddingfield, P.C.	137.50	5817	01/24/2019	legal issues with G2 HOA dues lien
15211	03/04/2019		Rife & Beddingfield, P.C.	220.00	5834	03/07/2019	reviewed proposed amended and restated
40940	05/17/2019		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	500.00	5859	05/20/2019	legal fees for ballot amendment

41688	10/04/2019		Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	300.00	5916	10/06/2019	legal services-research and review HOA documents
65378101	10/08/2019		Secretary of State	5.00	5920	10/14/2019	Update Secretary of State - Wood Brook
				1,657.50			
6475 - Lawn/Property Maintenance							
14167	01/07/2019		The Ground Crew	2,443.74	5813	01/07/2019	November and December 2018 lawn
777	02/06/2019		Lopez Boyz	550.00	5822	02/06/2019	Removed tree & hauled off.
15047	03/06/2019		The Ground Crew	1,221.87	5835	03/07/2019	Monthly Lawn Maintenance
942	04/05/2019		Lopez Boyz	1,000.00	5843	04/07/2019	lawn maintenance
931	04/05/2019		Lopez Boyz	450.00	5843	04/07/2019	clean beds & plant plants
1041	05/06/2019		Lopez Boyz	1,000.00	5854	05/06/2019	Monthly Lawn Maintenance
1202	06/06/2019		Lopez Boyz	160.00	5869	06/07/2019	Removed dirt from drainage pipes
1183	06/07/2019		Lopez Boyz	1,000.00	5869	06/07/2019	Monthly Lawn Maintenance
2019-584	07/04/2019		Brazos Valley Stump Grinding and Tree	1,732.00	5875	07/07/2019	tree trimming buildings and parking/hauling
13308	07/04/2019		Green Rite Lawn Spraying Service	514.19	5877	07/07/2019	lawn fertilization-mid-summer application
1245	07/05/2019		Lopez Boyz	250.00	5879	07/07/2019	lawn maintenance-remove branches
1299	07/05/2019		Lopez Boyz	1,000.00	5879	07/07/2019	lawn maintenance
1373	08/07/2019		Lopez Boyz	125.00	5893	08/07/2019	Sprinkler repairs
1389	08/07/2019		Lopez Boyz	1,000.00	5893	08/07/2019	Monthly Maintenance - July
1473	09/06/2019		Lopez Boyz	1,000.00	5903	09/06/2019	Monthly Lawn Maintenance
13613	09/15/2019		Green Rite Lawn Spraying Service	514.19	5910	09/17/2019	early fall application-
1633	10/04/2019		Lopez Boyz	1,000.00	5915	10/06/2019	lawn maintenance Sept. 5,18,30
1641	10/07/2019		Lopez Boyz	495.00	5919	10/07/2019	prune all plants
1682	11/06/2019		Lopez Boyz	1,000.00	5927	11/06/2019	monthly lawn maintenance 10/4, 10/15, 10/25
1762	12/06/2019		Lopez Boyz	120.00	5941	12/06/2019	winterize property
1757	12/06/2019		Lopez Boyz	1,000.00	5941	12/06/2019	Monthly Lawn Maintenance - November
				17,575.99			
6540 - Management Fee							
	01/03/2019		BVP Management, Inc.	1,050.00	5807	01/03/2019	Management Fee for 01/2019
	02/04/2019		BVP Management, Inc.	1,050.00	5818	02/04/2019	Management Fee for 02/2019
	03/04/2019		BVP Management, Inc.	1,050.00	5829	03/04/2019	Management Fee for 03/2019
	04/04/2019		BVP Management, Inc.	1,050.00	5838	04/04/2019	Management Fee for 04/2019
	05/02/2019		BVP Management, Inc.	1,050.00	5848	05/02/2019	Management Fee for 05/2019
	06/04/2019		BVP Management, Inc.	1,050.00	5864	06/04/2019	Management Fee for 06/2019
	07/02/2019		BVP Management, Inc.	1,050.00	5874	07/02/2019	Management Fee for 07/2019
	08/05/2019		BVP Management, Inc.	1,050.00	5889	08/05/2019	Management Fee for 08/2019
	09/03/2019		Beal Properties	1,050.00	5899	09/03/2019	Management Fee for 09/2019
	10/02/2019		Beal Properties	1,050.00	5913	10/02/2019	Management Fee for 10/2019
	11/01/2019		Beal Properties	1,050.00	5926	11/01/2019	Management Fee for 11/2019
	12/02/2019		Beal Properties	1,050.00	5937	12/02/2019	Management Fee for 12/2019
				12,600.00			
6695 - Pest Control							
6956458-12	01/06/2019		ABC Home & Commerical Svcs.	144.83	5809	01/07/2019	Monthly Pest Control Services - December
20004526	02/07/2019		ABC Home & Commerical Svcs.	144.78	5824	02/11/2019	monthly pest control - January
20004526	05/05/2019		ABC Home & Commerical Svcs.	144.78	5850	05/08/2019	monthly pest service - february
666250541-3	08/07/2019		ABC Home & Commerical Svcs.	144.78	5891	08/07/2019	Pest Control - March
666250541-5	08/07/2019		ABC Home & Commerical Svcs.	144.78	5891	08/07/2019	Pest Control - May
3026	08/20/2019		D. Lee Pest Service LLC	108.25	5896	08/20/2019	monthly pest service-perimeter - august
1139	09/04/2019		D. Lee Pest Service LLC	108.25	5901	09/05/2019	monthly pest service-perimeter June
2461	09/04/2019		D. Lee Pest Service LLC	108.25	5901	09/05/2019	monthly pest service-perimeter July
666250541-4	09/09/2019		ABC Home & Commerical Svcs.	144.78	5904	09/09/2019	monthly pest control - April
3581	09/23/2019		D. Lee Pest Service LLC	108.25	5911	09/24/2019	Monthly Perimeter Pest Control - September
4539	11/15/2019		D. Lee Pest Service LLC	108.25	5932	11/15/2019	Monthly Pest Control
				1,409.98			
6701 - Porter Service							
1590	01/06/2019		Robert Walker	225.00	5814	01/07/2019	Bulk Pick Up
1606	01/06/2019		Robert Walker	300.00	5814	01/07/2019	Monthly Porter Service
9168819300	01/23/2019		HD Supply Facilities Maintenance	76.15	5816	01/24/2019	Pet waste bags
1625	02/04/2019		Robert Walker	300.00	5823	02/06/2019	January porter service
1612	02/04/2019		Robert Walker	30.00	5823	02/06/2019	1/7/19 bulk pick-up of Christmas tree & 3x3 wood table/desk top
1612	02/04/2019		Robert Walker	30.00	5823	02/06/2019	1/14/19 bulk pick-up of tv/stereo cabinet at 2nd
1612	02/04/2019		Robert Walker	45.00	5823	02/06/2019	1/28/19 bulk pick-up at 3rd dumpster of 4 broken dining table chairs & a vacuum dump fee
1612	02/04/2019		Robert Walker	5.00	5823	02/06/2019	dump fee
1634	03/04/2019		Robert Walker	95.00	5836	03/07/2019	Monthly Bulk Pick Up
1646	03/04/2019		Robert Walker	300.00	5836	03/07/2019	Monthly Porter Service
1649	04/02/2019		Robert Walker	195.00	5844	04/07/2019	1904 porter service
1668	04/02/2019		Robert Walker	300.00	5844	04/07/2019	1904 porter service
1687	05/05/2019		Robert Walker	300.00	5856	05/06/2019	monthly porter service
1677	05/05/2019		Robert Walker	190.00	5856	05/06/2019	porter service
1707	06/04/2019		Robert Walker	120.00	5870	06/07/2019	Porter Service-bulk pickup and dump fee
1705	06/04/2019		Robert Walker	300.00	5870	06/07/2019	Monthly Porter Service
1246	07/05/2019		Lopez Boyz	120.00	5879	07/07/2019	porter service- pick up and dump fees
1511	07/08/2019		Michael Mullins	300.00	5883	07/08/2019	Monthly Porter Service
1512	07/08/2019		Michael Mullins	70.00	5883	07/08/2019	Monthly Bulk Pick Up
9173683802	07/21/2019		HD Supply Facilities Maintenance	114.19	5887	07/25/2019	pet waste supplies
1733	08/06/2019		Robert Walker	225.00	5890	08/07/2019	porter service-July (3weeks)
1716	08/06/2019		Robert Walker	165.00	5890	08/07/2019	porter service- remove bulk items/dump fee
1606	08/07/2019		Cheryl Mullins	110.00	5894	08/07/2019	Buld Pick Up 4 trips
1737	09/04/2019		Robert Walker	90.00	5902	09/05/2019	Porter Service- August 2 bulk pick up
1758	09/04/2019		Robert Walker	300.00	5902	09/05/2019	August Porter Service
1803	10/03/2019		Petty-Faldyn Property Repair LLC	300.00	5918	10/06/2019	September porter service
1783	11/12/2019		Robert Walker	180.00	5929	11/12/2019	Bulk pick up / numbers on fences
1775	11/12/2019		Robert Walker	300.00	5929	11/12/2019	October Porter Service
1793	12/03/2019		Robert Walker	90.00	5940	12/06/2019	porter service- remove bulk items/dump fee
1803	12/05/2019		Robert Walker	300.00	5940	12/06/2019	November Porter Service
				5,475.34			

6702 - Pool Expense							
1036	01/06/2019		Clear Water Pool Company	212.87	5810	01/07/2019	Monthly Pool Service
1056	02/08/2019		Clear Water Pool Company	1,743.91	5826	02/11/2019	January pool cleaning
1076	03/06/2019		Clear Water Pool Company	210.44	5831	03/07/2019	Monthly Pool Service
1108	04/03/2019		Clear Water Pool Company	252.22	5840	04/07/2019	1904 pool maintenance
1122	05/05/2019		Clear Water Pool Company	256.88	5851	05/06/2019	monthly pool service
1151	06/07/2019		Clear Water Pool Company	348.13	5866	06/07/2019	pool service
1165	06/11/2019		Clear Water Pool Company	87.41	5872	06/12/2019	monthly pool service
2019197	07/21/2019		Oasis Pools	200.00	5888	07/25/2019	pool supplies-7chairs/1concrete trash can
2019184	07/22/2019		Oasis Pools	1,221.00	5888	07/25/2019	Pool Service and maintenance
2019244	08/20/2019		Oasis Pools	503.86	5897	08/20/2019	pool maintenance-pump room
2019223	08/20/2019		Oasis Pools	918.07	5897	08/20/2019	cleaning/shelving/supplies/locks/hose
2019273	09/22/2019		Oasis Pools	378.88	5912	09/24/2019	monthly pool maintenance/supplies
2019287	09/22/2019		Oasis Pools	665.74	5912	09/24/2019	monthly pool maintenance- August
2019230	09/22/2019		Oasis Pools	2,381.50	5912	09/24/2019	pool maintenance-install 2 gate pool
2019285	09/22/2019		Oasis Pools	893.06	5912	09/24/2019	remove/replace pool filter/valve per bid
2019315	10/22/2019		Oasis Pools	422.18	5922	10/22/2019	wiring/breakers for pool light, pumproom
2019347	11/15/2019		Oasis Pools	378.88	5934	11/15/2019	Monthly Maintenance - September
2019379	12/16/2019		Oasis Pools	378.88	5943	12/17/2019	Monthly Pool Service (October)
				11,453.91			monthly pool maintenance/November
6705 - Professional Fees							
200837	10/21/2019		Thompson, Derrig and Craig, P.C.	425.00	5924	10/22/2019	Federal tax return preparation 2018
6752 - Security Expense							
303761	02/05/2019		GuardTexas, Inc	422.18	5821	02/06/2019	February Mobile Patrol Service
2994	02/15/2019		GuardTexas, Inc	422.18	5827	02/21/2019	January mobile patrol service
305193	03/04/2019		GuardTexas, Inc	422.18	5833	03/07/2019	Monthly Security Patrol
306654	03/29/2019		GuardTexas, Inc	422.18	5842	04/07/2019	1904 security
308336	05/05/2019		GuardTexas, Inc	253.71	5853	05/06/2019	security service
				1,942.43			
6757 - Telephone Service							
9796947301							
1128005	01/10/2019		FRONTIER COMMUNICATION	54.83	5815	01/10/2019	Monthly Telephone Bill
979-694-7301-112800-5	02/07/2019		FRONTIER COMMUNICATION	54.83	5825	02/11/2019	February Telephone Bill
979-694-7301-112800-5	03/11/2019		FRONTIER COMMUNICATION	54.83	5837	03/11/2019	Monthly Telephone Service
979-694-7301-112800-5	04/07/2019		FRONTIER COMMUNICATION	54.71	5845	04/07/2019	Monthly Telephone Service
979-694-7301-112800-5	05/07/2019		FRONTIER COMMUNICATION	54.71	5857	05/07/2019	Monthly Telephone Service
979-694-7301-112800-5	06/10/2019		FRONTIER COMMUNICATION	54.71	5871	06/11/2019	Monthly Telephone Service
979-694-7301-112800-5	07/08/2019		FRONTIER COMMUNICATION	55.29	5881	07/08/2019	Phone
979-694-7301-112800-5	08/07/2019		FRONTIER COMMUNICATION	55.79	5892	08/07/2019	Phone line - Pool
979-694-7301-112800-5	09/15/2019		FRONTIER COMMUNICATION	55.79	5907	09/17/2019	monthly telephone service
979-694-7301-112800-5	10/21/2019		FRONTIER COMMUNICATION	56.10	5921	10/22/2019	Pool phone
979-694-7301-112800-5	11/15/2019		FRONTIER COMMUNICATION	56.10	5931	11/15/2019	Monthly Telephone Service
979-694-7301-112800-5	12/16/2019		FRONTIER COMMUNICATION	56.36	5942	12/17/2019	monthly telephone service
				664.05			
6810 - Utilities							
530321-226484	01/06/2019		College Station Utilities	30.82	5811	01/07/2019	Utilities /1904 Dartmouth St. Irrigation
530321-177936	01/06/2019		College Station Utilities	76.70	5811	01/07/2019	utilities / 1904 Dartmouth BLD C HL
530321-177962	01/06/2019		College Station Utilities	87.30	5811	01/07/2019	utilities / 1904 Dartmouth BLD U HL
530321-178018	01/06/2019		College Station Utilities	173.20	5811	01/07/2019	utilities / 1904 Dartmouth BLD G HL
530321-178068	01/06/2019		College Station Utilities	47.85	5811	01/07/2019	utilities / 1904 Dartmouth BLD N HL
530321-178122	01/06/2019		College Station Utilities	1,311.77	5811	01/07/2019	utilities / 1904 Dartmouth ST NS
530321-177936	02/05/2019		College Station Utilities	76.84	5820	02/06/2019	electric bldg C HL
5310321-177962	02/05/2019		College Station Utilities	86.41	5820	02/06/2019	electric bldg U HL
530321-178018	02/05/2019		College Station Utilities	64.73	5820	02/06/2019	electric bldg G HL
530321-178068	02/05/2019		College Station Utilities	46.80	5820	02/06/2019	electric bldg N HL
530321-178122	02/05/2019		College Station Utilities	1,348.73	5820	02/06/2019	water & roadway maintenance fee
530321-226484	02/05/2019		College Station Utilities	30.82	5820	02/06/2019	electric & sprinkler

530321-177936	03/04/2019		College Station Utilities	72.01	5832	03/07/2019	Electrical BLD C HL
530321-177962	03/04/2019		College Station Utilities	75.38	5832	03/07/2019	Electrical
530321-178018	03/04/2019		College Station Utilities	152.60	5832	03/07/2019	Electrical
530321-178068	03/04/2019		College Station Utilities	42.72	5832	03/07/2019	Electrical security Light
530321-178122	03/04/2019		College Station Utilities	1,536.17	5832	03/07/2019	water
530321-226484	03/04/2019		College Station Utilities	30.67	5832	03/07/2019	electrical -sprinkler
530321-226484	04/01/2019		College Station Utilities	30.67	5841	04/07/2019	sprinkler
530321-177936	04/01/2019		College Station Utilities	69.90	5841	04/07/2019	1904 Bldg. C electric
530321-177962	04/01/2019		College Station Utilities	71.17	5841	04/07/2019	1904 Bldg. U electric
530321-178018	04/01/2019		College Station Utilities	159.39	5841	04/07/2019	1904 Bldg. G electric
530321-178068	04/01/2019		College Station Utilities	41.37	5841	04/07/2019	1904 Bldg. N electric
530321-178122	04/01/2019		College Station Utilities	1,475.45	5841	04/07/2019	WATER
530321-226484	05/05/2019		College Station Utilities	30.67	5852	05/06/2019	1904 utilities
530321-177936	05/05/2019		College Station Utilities	67.35	5852	05/06/2019	1904 Bldg C utilities
530321-177962	05/05/2019		College Station Utilities	65.58	5852	05/06/2019	1904 Bldg U utilities
530321-178018	05/05/2019		College Station Utilities	147.11	5852	05/06/2019	1904 Bldg G utilities
530321-178068	05/05/2019		College Station Utilities	39.41	5852	05/06/2019	1904 Bldg N utilities
530321-178122	05/05/2019		College Station Utilities	1,301.21	5852	05/06/2019	1904 NS utilities
530321-177936	06/04/2019		College Station Utilities	71.12	5867	06/07/2019	monthly utilities-Bldg C HL
530321-177962	06/04/2019		College Station Utilities	72.37	5867	06/07/2019	monthly utilities-Bldg U HL
530321-178018	06/04/2019		College Station Utilities	170.20	5867	06/07/2019	monthly utilities-Bldg G HL
530321-178068	06/04/2019		College Station Utilities	46.65	5867	06/07/2019	monthly utilities-Bldg N HL
530321-178122	06/04/2019		College Station Utilities	1,491.29	5867	06/07/2019	monthly utilities-NS
530321-226484	06/04/2019		College Station Utilities	30.67	5867	06/07/2019	monthly utilities-IRRG
530321-226484	07/03/2019		College Station Utilities	30.67	5876	07/07/2019	monthly utilities 1904 irrigation
530321-177936	07/03/2019		College Station Utilities	67.79	5876	07/07/2019	monthly utilities Bldg CHL
530321-177962	07/03/2019		College Station Utilities	64.06	5876	07/07/2019	monthly utilities bldg U
530321-178018	07/03/2019		College Station Utilities	160.17	5876	07/07/2019	monthly utilities Bldg G
530321-178068	07/03/2019		College Station Utilities	43.63	5876	07/07/2019	monthly utilities Bldg N
530321-178122	07/03/2019		College Station Utilities	926.33	5876	07/07/2019	monthly utilities 1904 ST water
530321-177936	08/07/2019		College Station Utilities	69.60	5895	08/07/2019	Electric Bld C HL
530321-178122	08/07/2019		College Station Utilities	1,103.21	5895	08/07/2019	Water - NS
530321-226484	08/07/2019		College Station Utilities	39.34	5895	08/07/2019	Electric - Irrigation
530321-178068	08/07/2019		College Station Utilities	35.33	5895	08/07/2019	Electric - Bldg N HL
530321-178018	08/07/2019		College Station Utilities	176.24	5895	08/07/2019	Electric - Bldg G HL
530321-177962	08/07/2019		College Station Utilities	67.84	5895	08/07/2019	Electric - Bldg U HL
530321-177936	09/04/2019		College Station Utilities	67.34	5900	09/05/2019	monthly utilities-electricity 1904 Dartmouth Bld C HL
530321-177962	09/04/2019		College Station Utilities	61.81	5900	09/05/2019	monthly utilities-electricity 1904 Dartmouth Bld U HL
530321-178018	09/04/2019		College Station Utilities	154.10	5900	09/05/2019	monthly utilities-electricity 1904 Dartmouth Bld G HL
530321-178068	09/04/2019		College Station Utilities	38.50	5900	09/05/2019	monthly utilities-electricity/security light 1904 Bld N HL
530321-178122	09/04/2019		College Station Utilities	1,068.89	5900	09/05/2019	monthly utilities-water/roadway maint. fee/1904 NS
530321-226484	09/04/2019		College Station Utilities	152.79	5900	09/05/2019	monthly utilities-electricity/sprinkler/1904 Dartmouth IRRG
530321-177936	10/03/2019		College Station Utilities	66.14	5914	10/06/2019	monthly utilities-electricity/security light Bldg C HL
530321-177962	10/03/2019		College Station Utilities	66.03	5914	10/06/2019	monthly utilities-electricity Bldg U HL
530321-178018	10/03/2019		College Station Utilities	175.63	5914	10/06/2019	monthly utilities-electricity Bldg G HL
530321-178068	10/03/2019		College Station Utilities	43.63	5914	10/06/2019	monthly utilities-electricity/security light Bldg N HL
530321-178122	10/03/2019		College Station Utilities	1,163.93	5914	10/06/2019	monthly utilities-water/roadway maintenance fee 1904 NS
530321-226484	10/03/2019		College Station Utilities	167.14	5914	10/06/2019	monthly utilities-electricity/sprinkler 1904 IRRG
530321-178068	11/12/2019		College Station Utilities	49.52	5928, 5928, 5930	11/12/2019, 11/12/2019, 11/12/2019	Electric Bldg HL

230321-178018	11/12/2019		College Station Utilities	201.61	5928, 5928, 5930	11/12/2019, 11/12/2019, 11/12/2019	Electric Bldg G hl
530321-177962	11/12/2019		College Station Utilities	79.61	5928, 5928, 5930	11/12/2019, 11/12/2019, 11/12/2019	Electric Bldg u
530321-177936	11/12/2019		College Station Utilities	75.03	5928, 5928, 5930	11/12/2019, 11/12/2019, 11/12/2019	Electric Bld C
530321-226484	11/12/2019		College Station Utilities	56.45	5928, 5928, 5930	11/12/2019, 11/12/2019, 11/12/2019	Electric - Irrigation
530321-178122	11/12/2019		College Station Utilities	1,565.90	5928, 5928, 5930	11/12/2019, 11/12/2019, 11/12/2019	Water - NS
530321-178122	12/05/2019		College Station Utilities	1,486.60	5938	12/06/2019	Water - NS
530321-226484	12/05/2019		College Station Utilities	33.70	5938	12/06/2019	Irrigation
530321-177936	12/05/2019		College Station Utilities	73.23	5938	12/06/2019	Electric - Bldg C
530321-177962	12/05/2019		College Station Utilities	72.97	5938	12/06/2019	Electric - Bldg U HL
530321-178018	12/05/2019		College Station Utilities	167.80	5938	12/06/2019	Electric - Bldg G HL
530321-178068	12/05/2019		College Station Utilities	49.52	5938	12/06/2019	Electric - N HL
				20,595.18			
Total				167,818.27			

HOA DELIQUENCY

Properties: Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840

Delinquency Note Range: All Time

Amount Owed In Account: All

Balance: Greater than 166.00

Unit	Name	Amount Receivable
<u>Wood Brook Condominiums - 1904 Dartmouth Street College Station, TX 77840</u>		
G2		7,729.94
Total		7,729.94

WOOD BROOK HOME OWNERS ASSOCIATION

2020 BUDGET

INCOME - 96 units	\$180,513.00	
Less Delinquency	\$5,415.00	3%
Total Income	\$175,098.00	

EXPENSES

Electrical Repairs	\$8,000.00
General Maintenance	\$20,300.00
Insurance	\$45,000.00
Legal Fees	\$1,500.00
Lawn/Property Maintenance	\$22,000.00
Management Fees	\$13,000.00
Parking Lot	\$10,000.00
Pest Control	\$2,000.00
Porter Service	\$5,500.00
Pool Expense	\$5,000.00
Professional Fees	\$500.00
Telephone Service	\$700.00
Utilities	\$22,550.00
Contingency & Reserves	\$19,048.00
Total Expenses	\$175,098.00

10 units @ \$108.31 = \$1083.10/mo
 39 units @ \$157.02 = \$6123.78/mo
 13 units @ \$165.19 = \$2147.47/mo
 26 units @ \$165.62 = \$4306.12/mo
 8 units @ \$172.78 = \$1382.24/mo

\$15,042.71 x 12 Months = \$180,512.52

Approved by

*Jayce A. NAW, President
 1-28-2020*

Business Market Rate Savings

December 31, 2019 ■ Page 1 of 3



WOOD BROOK OWNERS ASSN INC
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-CALL-WELLS (1-800-225-5935)

TTY: 1-800-877-4833

En español: 1-877-337-7454

Online: wellsfargo.com/biz

Write: Wells Fargo Bank, N.A. (808)
P.O. Box 6995
Portland, OR 97228-6995

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IMPORTANT ACCOUNT INFORMATION

We may change the statement period and monthly fee period assigned to your account without advance notification. If your account earns interest, these changes will not affect interest calculations, but they may affect the date we post interest to your account.

For all accounts except business analyzed checking, if the first new fee period created by our change is fewer than 25 days, the bank will automatically waive the monthly service fee for that period.

Activity summary

Beginning balance on 12/1	\$67,308.58
Deposits/Credits	1.72
Withdrawals/Debits	- 0.00
Ending balance on 12/31	\$67,310.30
Average ledger balance this period	\$67,308.58

Account number: **6096689408**

WOOD BROOK OWNERS ASSN INC

Texas/Arkansas account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 111900659

For Wire Transfers use

Routing Number (RTN): 121000248

Business Market Rate Savings

December 31, 2019 ■ Page 1 of 3



WOOD BROOK OWNERS ASSOCIATION INC
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228

Questions?

Available by phone 24 hours a day, 7 days a week:
Telecommunications Relay Services calls accepted

1-800-CALL-WELLS (1-800-225-5935)

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IMPORTANT ACCOUNT INFORMATION

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For all accounts except business analyzed checking, if the first new fee period created by our change is fewer than 25 days, the bank will automatically waive the monthly service fee for that period.

Activity summary

Beginning balance on 11/1	\$40,250.22
Deposits/Credits	2.02
Withdrawals/Debits	- 0.00
Ending balance on 12/31	\$40,252.24
Average ledger balance this period	\$40,251.22

Account number: **6187778706**

WOOD BROOK OWNERS ASSOCIATION INC

Texas/Arkansas account terms and conditions apply

For Direct Deposit use

Routing Number (RTN): 111900659

For Wire Transfers use

Routing Number (RTN): 121000248



Bob Walker
 Century 21 Real
 bobw@century21bc.com
 PH: [REDACTED]
 Need a REALTOR? What About BOB?

CMA 1 - Line

Prepared By: Bob Walker

Listings as of 01/23/20 at 3:12 pm

Property Type is 'Residential' Status is one of 'Active', 'Offer', 'Pending Signature', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 01/23/2020 to 01/23/2019 Status is one of 'Option Contract', 'Under Contract' Status Contractual Search Date is 01/23/2020 to 07/27/2019 Street Name is like 'Dartmouth' Subdivision Code is 'Wood Brook Cond'

Residential

MLS #	Address	Unit #	# BD	F/H	Bth	GarCap	Subd Code	Yr-Blt	Apex Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
190004241	1904 Dartmouth Street #A/A1	1	1/1			NONE	Wood Brook Cond	1982	814		\$122.24	\$99,500	\$99,500	\$122.24	04/11/2019	100.00	28
18012253	1904 Dartmouth Street #C-C-5	2	2/1			NONE	Wood Brook Cond	1982	1,199		\$101.33	\$121,500	\$117,000	\$97.58	03/08/2019	96.30	245
18019161	1904 Dartmouth Street #K/K3	2	2/1			NONE	Wood Brook Cond	1982	1,151		\$111.64	\$128,500	\$123,000	\$106.86	03/29/2019	95.72	106
190004290	1904 Dartmouth Street #J/J3	2	2/1			NONE	Wood Brook Cond	1982	1,199		\$108.42	\$130,000	\$128,500	\$107.17	06/14/2019	98.85	92
19000366	1904 Dartmouth Street #S-S-3	2	2/1			NONE	Wood Brook Cond	1982	1,199		\$111.76	\$134,000	\$130,000	\$108.42	03/20/2019	97.01	71
19002278	1904 Dartmouth Street #L/L3	2	2/1			NONE	Wood Brook Cond	1982	1,151		\$116.42	\$134,000	\$131,000	\$113.81	03/19/2019	97.76	28
19000690	1904 Dartmouth Street #M/M3	2	2/1			NONE	Wood Brook Cond	1982	1,199		\$111.76	\$134,000	\$132,000	\$110.09	05/10/2019	98.51	37
19010145	1904 Dartmouth Street #O/O1	3	2/1			NONE	Wood Brook Cond	1982	1,300		\$107.62	\$139,900	\$132,000	\$101.54	07/19/2019	94.35	24
19008021	1904 Dartmouth Street #F/F2	2	2/1			NONE	Wood Brook Cond	1982	1,151		\$118.07	\$135,900	\$135,900	\$118.07	07/02/2019	100.00	41
19010839	1904 Dartmouth Street #B/B2	2	2/1			NONE	Wood Brook Cond	1982	1,199		\$116.68	\$139,900	\$136,000	\$113.43	09/23/2019	97.21	65
19014238	1904 Dartmouth Street #T/T3	2	2/1			NONE	Wood Brook Cond	1982	1,199		\$116.68	\$139,900	\$143,000	\$119.27	10/14/2019	102.22	32

# LISTINGS:	11	Medians:	1,199	\$111.76	\$134,000	\$131,000	\$110.09	97.76	41
Minimums:		814	\$101.33	\$99,500	\$99,500	\$97.58		94.35	24
Maximums:		1,300	\$122.24	\$139,900	\$143,000	\$122.24		102.22	245
Averages:		1,160	\$112.97	\$130,645	\$127,991	\$110.77		97.99	70

Quick Statistics (11 Listings Total)

	Min	Max	Average	Median
List Price	\$99,500	\$139,900	\$130,645	\$134,000
Sold Price	\$99,500	\$143,000	\$127,991	\$131,000

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*** This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice ***
 Basic descriptive info only. Not guaranteed. Sizes and taxes are approximate.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/18/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Randy Flasowski(353233M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME:	
	PHONE (A/C, NO, EXT): 979-691-2534	FAX (A/C, NO): 979-691-2608
E-MAIL ADDRESS: rflasowski@farmersagent.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: Truck Insurance Exchange		21709
INSURER B: Farmers Insurance Exchange		21652
INSURER C: Mid Century Insurance Company		21687
INSURER D:		
INSURER E:		
INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAME ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDTL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			606747012	06/01/2019	06/01/2020	EACH OCCURRENCE	\$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> IOC OTHER:							DAMAGE TO RENTED PREMISES (Ea Occurrence)
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						BODILY INJURY (Per person)	\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/>	N/A				BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							EACH OCCURRENCE	\$
							AGGREGATE	\$
							PER STATUTE OTHER	\$
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)
06/18/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

PRODUCER Randy Flasowski(353233M) 1001 University Dr E Ste 105 College Station TX 77840-2143	CONTACT NAME: PHONE (A/C, NO, EXT): 979-691-2534 FAX (A/C, NO): E-MAIL ADDRESS: rflasowski@farmersagent.com PRODUCER CUSTOMER ID: <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A: Truck Insurance Exchange</td> <td style="text-align: center;">21709</td> </tr> <tr> <td>INSURER B: Farmers Insurance Exchange</td> <td style="text-align: center;">21652</td> </tr> <tr> <td>INSURER C: Mid Century Insurance Company</td> <td style="text-align: center;">21687</td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Truck Insurance Exchange	21709	INSURER B: Farmers Insurance Exchange	21652	INSURER C: Mid Century Insurance Company	21687	INSURER D:		INSURER E:		INSURER F:	
INSURER(S) AFFORDING COVERAGE	NAIC #														
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INSURER B: Farmers Insurance Exchange	21652														
INSURER C: Mid Century Insurance Company	21687														
INSURER D:															
INSURER E:															
INSURER F:															
INSURED WOOD BROOK CONDOMINIUM OWNERS 1904 DARTMOUTH ST COLLEGE STATION TX 77840															

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

LOCATION OF PREMISES/DESCRIPTION OF PROPERTY (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 1904 DARTMOUTH ST, COLLEGE STATION, TX, 77840

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	COVERED PROPERTY	LIMITS
C	<input type="checkbox"/> PROPERTY	606747012	06/01/2019	06/01/2020	<input checked="" type="checkbox"/> BUILDING	\$10,000,000
	<input type="checkbox"/> CAUSES OF LOSS				<input checked="" type="checkbox"/> PERSONAL PROPERTY	\$5,000
	<input type="checkbox"/> BASIC				<input type="checkbox"/> BUSINESS INCOME	\$
	<input type="checkbox"/> BROAD				<input type="checkbox"/> EXTRA EXPENSE	\$
	<input checked="" type="checkbox"/> SPECIAL				<input type="checkbox"/> RENTAL VALUE	\$
	<input type="checkbox"/> EARTHQUAKE				<input type="checkbox"/> BLANKET BUILDING	\$
	<input type="checkbox"/> WIND				<input type="checkbox"/> BLANKET PERS PROP	\$
	<input type="checkbox"/> FLOOD				<input type="checkbox"/> BLANKET BLDG & PP	\$
<input type="checkbox"/> INLAND MARINE	TYPE OF POLICY					\$
<input type="checkbox"/> CAUSES OF LOSS						\$
<input type="checkbox"/> NAMED PERILS	POLICY NUMBER					\$
<input type="checkbox"/> CRIME						\$
<input type="checkbox"/> TYPE OF POLICY						\$
<input type="checkbox"/> BOILER & MACHINERY/ EQUIPMENT BREAKDOWN						\$
						\$
						\$

SPECIAL CONDITIONS/OTHER COVERAGES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

[Signature]