

WOOD BROOK HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
BEAL PROPERTIES INC.  
903 Texas Ave South, College Station, TX 77840

**JULY 6TH 2021 @ 5:30 PM**

1. Call Meeting to Order
  - a. 5:40 pm
2. Review the meeting minutes
  - a. Carrie is going to add a header and make edits
  - b. Approval via email
3. Financial reports
  - a. Cash Flow in the positive
  - b. Delinquencies
    - i. 3 units for \$351.83
  - c. Motion to approve financial report by Karl, seconded by Kelsey, approved by All
4. Old Business
  - a. Parking Lot Repairs Bid
    - i. Eli castenda bid approved by all and we will move forward
    - ii. Start date will be sent out
    - iii. With the weather there might be additional areas
  - b. Lighting project
    - i. More lights are out A and I sent to Constant current seem to been during storms
    - ii. Building N
    - iii. Trim tree
  - c. Mailbox
    - i. Its painted just need the message box added
  - d. Doggie stations
    - i. Everything is good!
  - e. Landscaping designs
    - i. Not a lot of companies want to make a design without payment of the bids
    - ii. Fastsigns
      1. \$80 an hour to make a design for the complex
        - a. 1-1.5 hr to make the sign design
      2. \$2,000 for 2 new signs
    - iii. TGC landscape
      1. Meet with scotty sometime to go over the landscaping at the complex
      2. New price \$2769.987
      3. Approval pending on t pictures
  - f. Bank Accounts
    - i. Have not been moved yet: Signers for accounts with Guaranty bank will be as follows:
      1. Karl is being added as a signer to the operating and reserve account
      2. Terry is being added as a signer to the operating account
      3. Carrie is being added as a signer to the operating and reserve account
5. New Business

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- a. New Texas property codes that affect the HOA
    - i. A video will be sent these new codes will go into effect via September 1st
  - b. New Roofs
    - i. The roof companies will be coming out to look at roof damage
    - ii. Look at chimney caps to see if they need to be replaced
  - c. Look at siding on the L building to see if there is hail damages
  - d. Jenifer - Resigned from the board and we approved
    - i. Appointment of a possible new secretary at the annual meeting
- 6. Next Meeting Oct 5 2021 @ 5:30 pm**
7. Adjourn- 6:46 pm
- a. Motion by Carrie, Second by Karl approved by all

HOA Secretary / VP

Kelsey Krupka

10/5/2021