



BEAL  
Properties

3363 University Dr East Suite 215  
Bryan Texas 77802  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

**STONE CIRCLE HOA**  
**BOARD MEMBERS MEETING AGENDA**  
**April 13<sup>th</sup> , 2022 @ 7pm**

**Call to Order**

**Financial Report**

- 2022 1<sup>st</sup> Quarter

**Unfinished Business**

- Flooding Issue behind 11 & 12
- Parking Lot/ Driveway Paving Bids
- Door Numbers
- Door Paint
- Rodents in Attics

**New Business**

**Next Meeting**

- Next Meeting 7.13, 2022 @ 6:00 pm

**Adjourn**

3363 University Dr East Suite 215  
Bryan Texas 77802  
(979)764-2500 [www.bealbcs.com](http://www.bealbcs.com)

## Cash Flow

### Beal Properties

Properties: Stone Circle HOA - 2323 & 2411 De Lee St Bryan, TX 77802

Date Range: 01/01/2022 to 01/13/2022 (Last Quarter-to-date)

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Homeowners Association Dues	5,287.00	100.00	5,287.00	100.00
<b>Total Operating Income</b>	<b>5,287.00</b>	<b>100.00</b>	<b>5,287.00</b>	<b>100.00</b>
<b>Expense</b>				
Lawn/Property Maintenance	588.23	11.13	588.23	11.13
Utilities	907.91	17.17	907.91	17.17
<b>Total Operating Expense</b>	<b>1,496.14</b>	<b>28.30</b>	<b>1,496.14</b>	<b>28.30</b>
 <b>NOI - Net Operating Income</b>	 <b>3,790.86</b>	 <b>71.70</b>	 <b>3,790.86</b>	 <b>71.70</b>
 Total Income	 5,287.00	 100.00	 5,287.00	 100.00
Total Expense	1,496.14	28.30	1,496.14	28.30
 <b>Net Income</b>	 <b>3,790.86</b>	 <b>71.70</b>	 <b>3,790.86</b>	 <b>71.70</b>
 <b>Other Items</b>				
Prepayments	1,357.00		1,357.00	
<b>Net Other Items</b>	<b>1,357.00</b>		<b>1,357.00</b>	
 <b>Cash Flow</b>	 <b>5,147.86</b>		 <b>5,147.86</b>	
 <b>Beginning Cash</b>	 <b>40,959.59</b>		 <b>40,959.59</b>	
<b>Beginning Cash + Cash Flow</b>	<b>46,107.45</b>		<b>46,107.45</b>	
<b>Actual Ending Cash</b>	<b>46,107.45</b>		<b>46,107.45</b>	

**FIRST FINANCIAL BANK**

MEMBER FDIC

PO Box 701, Abilene, TX 79804

PLEASE EXAMINE AT ONCE

Check your statement and enclosures, and report any discrepancies within thirty (30) days. Please direct any phone inquiries regarding your accounts to (855) 660-5862. Written inquiries should be sent to the address listed, attention: Research.

0011259

3380FF

3713A00X.001

\*0011259 S1  
STONE CIRCLE OWNERS ASSOCIATION INC  
RESERVE ACCOUNT  
3363 UNIVERSITY DR E STE 215  
BRYAN TX 77802-3470



ACCOUNT NUMBER	190007024961
STATEMENT DATES	3/01/22-3/31/22
ENCLOSURES	0
PAGE	1 of 2

**SUMMARY OF ACCOUNTS**

Account Number	Account Description	Current Balance
190007024961	Business Money Market	71,271.25

**ACCOUNT SUMMARY****Business Money Market**

Account Number	190007024961	Statement Dates	3/01/22 thru 3/31/22
Previous Balance	71,268.22	Days in Statement Period	31
0 Deposits/Credits	0.00	Average Ledger	71,268.22
0 Checks/Debits	0.00	Average Collected	71,268.22
Monthly Maintain Fee	0.00		
Interest Pd This Stmt	3.03		
Ending Balance	71,271.25	2022 Interest Paid	6.25

Account Title:  
Stone Circle Owners Association Inc  
Reserve Account

**MISCELLANEOUS CREDITS**

Date	Description	Amount
3/31	Interest Deposit	3.03

**INTEREST RATE SUMMARY**

Date	Interest Rate
2/28	0.050000%

**DAILY ENDING BALANCE**

Date	Balance	Date	Balance	Date	Balance
3/01	71,268.22	3/31	71,271.25		





Estimate for concrete  
Drive. Parking Lot.

at 2411 De lee st/Bryan Tex.

Seccion 1 -  $130' \times 17' = 2210 \text{ SF}$

Seccion 2 -  $20' \times 219' = 4380 \text{ SF}$

4380 SF at. \$7.00

= \$30,660

Notes: 3000 P.S.I. Concrete  
R. Bars 18" OC.  $5\frac{1}{2}"$  thick  
or 6" thick.  
Broom finish. Haul offs, Clean Ups.  
Plastic Chairs Red Wood E.J.  
30' apart.

979-220-2890  
Eliseo C.



It appears that the flooding experienced by residents of Building C is the biggest problem due to the severity of flooding that consistently occurs during periods of heavy rainfall.

The following recommendations have been broken out into addressing the major areas of concern outlined in the introduction. Cost estimates for all recommendations can be found in Exhibit 6.

### **Building C**

Proposed recommendations for Building C entail either the reconstruction of the private alley or the installation of storm pipes and area inlets. Based on the available budget, either one option or the other may be pursued.

Both recommendations for Building C would eliminate the need for the existing sump pumps. Both recommendations also include the replacement of gutters along buildings 11-14.

#### **1. Private Alley Reconstruction**

The first option would be to reconstruct approximately 320 linear feet of the private alley behind buildings A-C to properly convey storm water flow. The reconstructed alley will capture the runoff from the lots adjacent to Memorial Drive and convey it north throughout the alley.

In order to achieve the desired effect, the centerline of the alley will be dropped by a few inches and its sides will slope down to the middle in a V-shape. This would improve the carrying capacity of the existing alley and should prevent the overflow of water into the backyards.

Acknowledged drawbacks to this option would include its high cost and complications which may arise due to the need to work around existing electrical utilities and resetting manholes.

#### **2. Install Area Inlets and Storm Pipes**

Another option would entail the installation of area inlets and storm pipes in the backyards of the affected areas. Proposed 2'x2' area inlets would be placed in the backyards of 11, 12, 13, and 14. Either a 12" or 15" HDPE will be installed along the backyards of building 11-13 and will tie into a main 18" HDPE line along the side of Building 11. The area inlet in the backyard of building 14 will tie into a 6" HDPE line that will release flow into the alley.

A proposed 3'x3' area inlet will be installed near the edge of the alley as a primary source of capture of overflow from the alley. This inlet will also serve as the beginning of the 18" line which will terminate above the parking area off of De Lee Street. Some crushed concrete riprap will be placed at the outfall to dissipate the flow of stormwater and prevent erosion. Exhibit 2 shows the proposed drainage plan.

The selection of 12" vs 15" HDPE storm pipes will be contingent upon the available slope from the backyards to the point of outfall. Additional survey will be necessary to ascertain the existing elevations.

Acknowledged drawbacks to this option would include the removal and replacement of the fences.

**BUILDING C  
ALLEY RECONSTRUCTION**

No.	Item	Quantity	Unit	Unit Cost	Total
1	Mobilization (5% of construction)	1	LS	\$ 2,600.00	\$ 2,600.00
2	Traffic control	1	LS	\$ 4,000.00	\$ 4,000.00
3	Earthwork	1	LS	\$ 5,000.00	\$ 5,000.00
4	Replace gutters	115	LF	\$ 5.00	\$ 575.00
5	Remove and dispose of existing concrete pavement	450	SY	\$ 20.00	\$ 9,000.00
6	6" Lime stabilized subgrade	450	SY	\$ 5.00	\$ 2,250.00
7	Concrete pavement	450	SY	\$ 50.00	\$ 22,500.00
8	Remove and dispose of existing concrete curb	175	LF	\$ 25.00	\$ 4,375.00
9	Laydown concrete curb	175	LF	\$ 12.00	\$ 2,100.00
10	Utility coordination	1	LS	\$ 3,000.00	\$ 3,000.00
Subtotal					\$ 55,400.00
Contingencies (20%)					\$ 11,080.00
<b>CONSTRUCTION TOTAL</b>					<b>\$ 66,480.00</b>

**BUILDING C**  
**INLETS AND PIPES - 12" HDPE**

No.	Item	Quantity	Unit	Unit Cost	Total
1	Mobilization (5% of construction)	1	LS	\$ 1,500.00	\$ 1,500.00
2	Earthwork	1	LS	\$ 1,500.00	\$ 1,500.00
3	6" HDPE	40	LF	\$ 20.00	\$ 800.00
4	12" HDPE	80	LF	\$ 35.00	\$ 2,800.00
5	18" HDPE	80	LF	\$ 40.00	\$ 3,200.00
6	2'x2' Inlet	4	EA	\$ 2,500.00	\$ 10,000.00
7	3'x3' Inlet	1	EA	\$ 3,000.00	\$ 3,000.00
8	Manhole	1	EA	\$ 3,500.00	\$ 3,500.00
9	Block sodding	150	SY	\$ 5.00	\$ 750.00
10	Crushed concrete riprap for erosion control	2	SY	\$ 75.00	\$ 150.00
11	Remove and replace wooden fence	75	LF	\$ 30.00	\$ 2,250.00
12	Remove and dispose of existing concrete pavement	30	SY	\$ 20.00	\$ 600.00
13	Concrete pavement	30	SY	\$ 50.00	\$ 1,500.00
14	Replace gutters	115	LF	\$ 5.00	\$ 575.00
Subtotal					\$ 32,125.00
Contingencies (20%)					\$ 6,425.00
<b>CONSTRUCTION TOTAL</b>					<b>\$ 38,550.00</b>

**BUILDING C**  
**INLETS AND PIPES - 15" HDPE**

No.	Item	Quantity	Unit	Unit Cost	Total
1	Mobilization (5% of construction)	1	LS	\$ 1,550.00	\$ 1,550.00
2	Earthwork	1	LS	\$ 1,500.00	\$ 1,500.00
3	6" HDPE	40	LF	\$ 20.00	\$ 800.00
4	15" HDPE	80	LF	\$ 38.00	\$ 3,040.00
5	18" HDPE	80	LF	\$ 40.00	\$ 3,200.00
6	2'x2' Inlet	4	EA	\$ 2,500.00	\$ 10,000.00
7	3'x3' Inlet	1	EA	\$ 3,000.00	\$ 3,000.00
8	Manhole	1	EA	\$ 3,500.00	\$ 3,500.00
9	Block sodding	150	SY	\$ 5.00	\$ 750.00
10	Crushed concrete riprap for erosion control	2	SY	\$ 75.00	\$ 150.00
11	Remove and replace wooden fence	75	LF	\$ 30.00	\$ 2,250.00
12	Remove and dispose of existing concrete pavement	30	SY	\$ 20.00	\$ 600.00
13	Concrete pavement	30	SY	\$ 50.00	\$ 1,500.00
14	Replace gutters	115	LF	\$ 5.00	\$ 575.00
Subtotal					\$ 32,415.00
Contingencies (20%)					\$ 6,483.00
<b>CONSTRUCTION TOTAL</b>					<b>\$ 38,898.00</b>

hours as may be necessary for the maintenance, repair or replacement of any of the Common Elements therein or accessible therefrom, or at any time for making emergency repairs therein necessary to prevent damage to the Common Elements or to another Unit or Units.

3.7 OWNER MAINTENANCE. An Owner shall maintain and keep in repair the interior of his own Unit, including the fixtures thereof. All fixtures and equipment installed with the Unit, commencing at a point where the utility lines, pipes, wires, conduits or systems (which for brevity are hereafter referred to as "utilities") enter the Unit, shall be maintained and kept in repair by the Owner thereof; and an Owner shall be obliged to promptly repair and replace any broken or cracked glass in windows and doors.

3.8 ALTERATION. An Owner shall do no act nor any work that will impair the structural soundness and integrity of the Building or impair any easement or hereditament. For purposes hereof, the placing of a waterbed anywhere on the Premises may be deemed to be such an act as would impair the structural soundness and integrity of the Building. No Owner shall in any way alter, modify, add to or otherwise perform any work whatever upon any of the Common Elements, Limited or General, without the prior written consent and approval in writing by the Board of Directors. Any such alteration or modification shall be in harmony with the external design and location of the surrounding structures and topography, and shall not be considered until submission to the Association of complete plans and specifications showing the nature, kind, shape, size, materials, color and location for all proposed work. During the Construction Period, Declarant shall have the sole right to approve or reject any plans and specifications submitted for consideration by an Owner.

3.9 RESTRICTION OF OWNERSHIP. As a restriction of the ownership provisions set forth in Paragraph 1.1r, "Unit", an Owner shall not be deemed to own the unfinished surfaces of the perimeter walls, floors, ceilings and roofs surrounding his Unit, nor shall such Owner be deemed to own the utilities running through his Unit which are utilized for, or serve, more than one (1) Unit, except as a tenant-in-common with the other Owners. An Owner shall be deemed to own and shall maintain the inner, finished surfaces of the perimeter and interior walls, floors and



Special assessments may be billed or collected on a monthly basis. The above mentioned liability of any Owner is to be established as set forth in this Declaration.

r. "Unit" shall mean the elements of an individual Condominium Unit which are not owned in common with the Owners of the other Condominium Units in the Project as shown on the Maps, which are exhibits attached hereto, and each Unit shall include the air space assigned thereto. The boundaries of each such Unit space shall be and are the interior surfaces of the perimeter walls, floors, ceilings, window frames, doors and door frames and trim and the exterior surfaces of balconies and patios, and the space includes both the portions of the Building so described and the air space so encompassed, excepting the Common Elements. In interpreting deeds, mortgages, deeds of trust and other instruments, the existing physical boundaries of the Unit reconstructed in substantial accordance with the original plans thereof shall be conclusively presumed to be its boundaries regardless of settling, rising or lateral movement of the Building and regardless of variances between boundaries shown on the Plat and those of the Building. The individual ownership of each Unit space herein defined shall further include the interior construction, partitions, appliances, fixtures and improvements which are intended to exclusively serve such Unit space, such as interior room walls, floor coverings or finish, closets, cabinets, shelving, individual bathroom and kitchen fixtures, plumbing and appliances, individual lighting and electrical fixtures and other separate items or chattels belonging exclusively to such Unit, any of which may be removed, replaced, disposed of or otherwise treated without affecting any other Unit space or ownership, use or enjoyment thereof. None of the land in this Project on which any Unit space or porch space is located shall be separately owned, as all land in this Project shall constitute part of the "Common Elements" of the Property as herein defined, and shall be