



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

STONE CIRCLE HOA **BOARD MEMBERS MEETING AGENDA** **February 3rd, 2021**

Call to Order

Review / Approval Meeting Minutes

- Board Meeting August 2020

Financial Report

- 2020 4th Quarter Financial Report

Management Reports

- Delinquency Status
- Violations Report
- Work Orders

Unfinished Business

- Roofing Project

New Business

Next Meeting

- Next Meeting April_____, 2021 @ _____ pm

Adjourn

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**Stone Circle Annual Meeting
February 20, 2020**

Attendees: Scott H, Tim M, Sarah W, Tim W, Doug J, Terry T, Toni M, and Stacie B

Meeting called to order at 6:07 pm
No quorum was met

Open floor to homeowner's questions and concerns:

#13: gutters need work

#20 – rain coming in at electrical box

Private house behind bamboo patch built a concrete ramp to place their trashcan on our property

Drainage issues throughout complex

Units #11, 12, and 13 have sump pumps to prevent flooding into their units

Apartments Plus had new building #'s, but were never installed

Board decided to repair all gutters at one time, instead of in sections. Beal Properties will get bids for this. Above maintenance requests will be addressed, as well as contacting the previous management company about building numbers

Board decided to start getting bids for concrete work in back alleyway

Board asked Beal Properties to have a plumber use a camera to find plumbing clean outs; Beal will make a map once all cleanouts are found

Meeting adjourned at 7:05 pm

Cash Flow

Beal Properties

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

Date Range: 10/01/2020 to 12/31/2020

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	21,183.00	100.00	85,754.00	62.24
Insurance Reimbursement	0.00	0.00	52,034.64	37.76
Total Operating Income	21,183.00	100.00	137,788.64	100.00
Expense				
Bank Fees/Office Expenses	35.00	0.17	35.00	0.03
Carpet Cleaning	0.00	0.00	811.88	0.59
Electrical Repairs	6,435.00	30.38	6,996.73	5.08
General Maintenance	145.00	0.68	4,155.15	3.02
Insurance	8,747.00	41.29	17,494.00	12.70
Transfer to Reserves	0.00	0.00	10,000.00	7.26
Legal Fees	235.00	1.11	240.00	0.17
Lawn/Property Maintenance	1,874.69	8.85	11,725.91	8.51
Management Fee	1,200.00	5.66	5,050.00	3.67
Plumbing Expense	0.00	0.00	2,457.75	1.78
Porter Service	0.00	0.00	45.00	0.03
Professional Fees	263.66	1.24	263.66	0.19
Utilities	3,107.33	14.67	11,243.30	8.16
Total Operating Expense	22,042.68	104.06	70,518.38	51.18
NOI - Net Operating Income	-859.68	-4.06	67,270.26	48.82
Total Income	21,183.00	100.00	137,788.64	100.00
Total Expense	22,042.68	104.06	70,518.38	51.18
Net Income	-859.68	-4.06	67,270.26	48.82
Other Items				
Prepayments	680.00		3,002.00	
Net Other Items	680.00		3,002.00	
Cash Flow	-179.68		70,272.26	
Beginning Cash	80,025.94		-426.00	
Beginning Cash + Cash Flow	79,846.26		69,846.26	
Actual Ending Cash	79,846.26		79,846.26	

Expense Distribution

Exported On: 02/03/2021 01:52 PM

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

Payees: All

Bill Date Range: 10/01/2020 to 12/31/2020

Reference	Bill Date	Payee	Amount	Check #	Check Date	Description
6390 - Electrical Repairs						
12228	10/02/2020	Constant Current Electric	6,435.00	1336	10/07/2020	
6455 - General Maintenance						
2032	10/07/2020	Robert Walker	30.00	1337	10/07/2020	Hung signs for Elctrical work that was going to be done.
3764	12/08/2020	Ag Town Property Maintenance	115.00	1350	12/14/2020	
			145.00			
6470 - Insurance						
F004656572-001-00001	10/30/2020	Farmers Insurance Exchange	8,747.00	1339	10/30/2020	
6473 - Legal Fees						
205896	10/20/2020	Thompson, Derrig and Craig, P.C.	235.00	1338	10/20/2020	Tax Return
6475 - Lawn/Property Maintenance						
21611	10/06/2020	S.O.S. Lawn Service	476.36	1335, 1335, 1345	10/07/2020, 10/07/2020,	
21612	10/06/2020	S.O.S. Lawn Service	111.87	1335, 1335, 1345	10/07/2020, 10/07/2020,	
123617	11/05/2020	Patrick Towns	110.00	1344	11/05/2020	
21741	11/05/2020	S.O.S. Lawn Service	111.87	1343	11/05/2020	
21740	11/05/2020	S.O.S. Lawn Service	476.36	1343	11/05/2020	
21865	12/03/2020	S.O.S. Lawn Service	111.87	1348	12/04/2020	
21864	12/03/2020	S.O.S. Lawn Service	476.36	1348	12/04/2020	
			1,874.69			
6540 - Management Fee						
	10/01/2020	Beal Properties	400.00	1333	10/02/2020	October 2020
	11/01/2020	Beal Properties	400.00	1340	11/02/2020	November 2020
	12/01/2020	Beal Properties	400.00	1347	12/01/2020	December 2020
			1,200.00			
6705 - Professional Fees						
118	11/05/2020	Hoelscher, Lipsey, Elmore, Poole, & Turnbill, P.C.	263.66	1342	11/05/2020	
6810 - Utilities						
2058736	10/02/2020	Bryan Texas Utilities	943.94	1334	10/07/2020	
2058737	10/02/2020	Bryan Texas Utilities	236.10	1334	10/07/2020	
2058737	11/05/2020	Bryan Texas Utilities	211.80	1341, 1341, 1346	11/05/2020, 11/05/2020,	
2058736	11/05/2020	Bryan Texas Utilities	837.78	1341, 1341, 1346	11/05/2020, 11/05/2020,	
2058737	12/04/2020	Bryan Texas Utilities	153.84	1349	12/04/2020	
2058736	12/04/2020	Bryan Texas Utilities	723.87	1349	12/04/2020	
			3,107.33			
Total			22,007.68			

Homeowner Delinquency (As Of)

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

As of: 12/31/2020

Delinquency Note Range: All Time

Homeowner Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 1.00

Unit	Amount Receivable	30+
Stone Circle HOA - 2323 & 2411 De Lee St Bryan, TX 77802		
	163.00	0.00
	1,100.00	885.00
	215.00	0.00
	2,384.00	2,169.00
	3,862.00	3,054.00
Total	3,862.00	3,054.00

FIRST FINANCIAL BANK

MEMBER FDIC

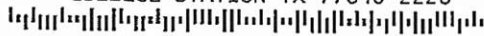
PO Box 701, Abilene, TX 79604

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.

ACCOUNT NUMBER	
STATEMENT DATES	12/01/20-12/31/20
ENCLOSURES	0
PAGE	1 of 2

*0011114 S1
STONE CIRCLE OWNERS ASSOCIATION INC
RESERVE ACCOUNT
903 TEXAS AVE S
COLLEGE STATION TX 77840-2228



SUMMARY OF ACCOUNTS

Account Number	Account Description	Current Balance
	Business 500	81,265.00

ACCOUNT SUMMARY

Business 500

Account Number		Statement Dates	12/01/20 thru 12/31/20
Previous Balance	81,265.00	Days in Statement Period	31
0 Deposits/Credits	0.00	Average Ledger	81,265.00
0 Checks/Debits	0.00	Average Collected	81,265.00
Monthly Maintain Fee	0.00		
Interest Pd This Stmt	0.00		
Ending Balance	81,265.00		

Account Title:
Stone Circle Owners Association Inc
Reserve Account

DAILY ENDING BALANCE

Date	Balance	Date	Balance	Date	Balance
12/01	81,265.00				



STONE CIRCLE OWNERS ASSOCIATION, INC

	2020 Budget	2020 Actual	2021 Budget	
Income:				
HOA Dues	83184	85754	83184	
Late/Violation fees				
Misc. Inc./Insurance		52034.64 *		
Pre Paid Rent		3002		
TOTAL INCOME:	83184	140790.6	83184	
EXPENSES:				
Lawn Maintenance	7000	11725.91 *	10500	
Insurance	17500	17494	20000 *	
General Maintenance	2500	4967.03 *	5000	
Plumbing	2000	2457.75	2500	
Electrical	500	6996.73 *	1000	
Management Fee	5050	5050	5050	
Transfer to Reserves	8318.4	10000	8318.4	10%
Utilities	12000	11243.3	12000	
Professional Services	750	503.66	750	
Pest Control	250	0	0	
Misc. Gen. Admin	150	80	150	
Irrigation Repairs	1500	0	0	
Special Projects	0	0	0	
TOTAL EXPENSES:	57518.4	70518.38	65268.4	
NET INCOME:	25665.6	70272.22	17915.6	

Treasurer: Doug Johnson

Date

ESTIMATE

2411 De Lee
6142 De Lee And 2323 De Lee
Bryan , Tx



Arnold Roofing And Construction (ARC)

404 University dr
College Station, TX 77840

Phone: (281) 300-7579

Email: arnoldroofingandconstruction@gmail.com

Web: ArnoldRoofingandConstruction.com

Estimate # 000047
Date 09/02/2020

Description

Total

Roof Replacement	\$85,000.00
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Remove of existing roof down to decking
Installation of synthetic underlayment for areas with 3/12 pitch or greater
Installation of ice and water shield in valleys around all penetrations and slopes under 3/12 pitch
Installation of metal drip edge
Installation of jacks and boots as needed
Painting of all jacks and vents to match the roof
Step flash chimney wall abutments as needed
Install 30 years shingles Tamko 30 Year shingles
Half- cut shingle installation for valleys
Installation of ridge vents if existing ridge vents are there
Removal of all debris and trash from worksite upon completion of project
Includes a 5 year Labor Warranty
Includes a Manufacturer warranty by the shingle type
Remove and reset gutters
Remove and replace downspouts

We will remove and reset gutters exactly how they were set pre roofing construction.

We are not responsible for Building B

We are not responsible for fascia and or soffits**

Subtotal	\$85,000.00
Total	\$85,000.00
Deposit Due	\$42,500.00

Payment Schedule

Deposit (50%)	\$42,500.00
2 weeks after start date (30%)	\$25,500.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

2411 De Lee

IV. SAFETY PROGRAM

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

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



Grandchamp Roofing LLC Safety Program

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

V. Scope, Cost and Approval of Work to be Performed

We propose to provide **labor and materials** to install a Shingle roof system and repair gutters on the six (6) buildings (building 4 not included) at the Stone Circle Condominiums (Beal Property Management) in College Station. This will include all flashing accessories to ensure a watertight system.

Roofing System:

- Remove existing shingles and felt on the six (6) buildings, dispose of removed roofing and inspect roof decking for damage. Up to two (2) sheets of decking per building will be replaced at no additional charge.
- Install all flashing accessories for watertight system (Colored drip edge, winter guard, lead jacks, ridge vents, paint all accessories, magnet sweep for nails, clean out gutters, cover A/C & landscaping, cut for ridge vents)
- Install Certainteed Landmark Shingles
 - 30-year (MFG warranty) Asphalt shingles over Synthetic felt
 - With 6 nails per shingle
- Includes gutter repairs
- Quote based on 6 buildings (building 4 not included)

We propose hereby to furnish material and labor to complete project for a total cost of...

\$86,000.00 (taxes included)

(Eighty-six thousand dollars and no cents).

VI. PROPOSAL AND SIGNATURES

Select proposal option:

☒ Replace roofs on all 6 buildings with 30 year shingles plus gutter repairs- \$86,000.00

We propose hereby to furnish material and labor complete as in accordance with the Scope of Work and price option selected above. Payment terms are as follow: weekly draws with payment in full upon completion. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order and will become a charge over and above the bid amount.

Respectfully Submitted


Bruce Grandchamp

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Grandchamp Roofing LLC is authorized to complete the work specified. Payments will be made as outlined above.

Date of Acceptance: _____

Name _____

Signature _____