

*Stone Circle Owner's
Association, Inc.*



*2021 Annual Meeting
Information Packet*

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



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

Stone Circle Owners' Association requests your virtual attendance at the **2021 Annual Meeting** to be held via Zoom at **Beal Properties Office** on **Wednesday February 3rd, 2021 @ 6:00 pm**. The annual meeting this year will be held online due to the current pandemic and to ensure that we do not put any of the Owner's at risk.

If you cannot be there and would like to have your vote counted should there be a quorum, sign the attached proxy and return by 5:00 pm February 3rd, 2021. You can mail the completed proxy (below) to Beal Properties Inc. at 903 S. Texas Ave., College Station, Texas 77840, and Attention: Toni Myers, email to hoa@bealbcs.com or fax it to (979) 764-0508.

Agenda

1. **Roll Call**
2. **Proof of meeting announcement**
3. **Determination of quorum and examination of proxies**
4. **Review & approval of minutes of 2020 Annual Meeting**
5. **Review of Projects completed in 2020**
 - a. **2020 Financial report review (Delinquent Dues, 2021 Budget, 2021 Sales Report)**
6. **Election or reinstatement of Officers and Board**
7. **Old Business**
8. **New Business**
9. **Adjournment**

2021 Stone Circle Owners' Association Proxy

Know All by these Present: That I, _____

Do hereby appoint: _____

Or (circle one)

Doris Price

Tim Murphy

Noah Roberts

Douglas Johnson

Sarah West

Scott Horel

Tim Ware

Beal Properties

As agent for me, and in my name and stead to vote as my Proxy at the 2021 annual meeting of the Stone Circle 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 February 3rd, 2021 annual meeting and may be revoked by me in writing at any time prior to the meeting.

Owner

Unit number(s)

Email Address

Phone Number

903 S. Texas Avenue
College Station, TX 77840
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**Stone Circle Board 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 7:10 pm

Board of Directors is established as the following:

Scott Horel	President for 3 year term	2020-2023
Tim Murphy	Vice President for 3 year term	2020-2023
Sarah West	Secretary for 3 year term	2020-2023
Doug Johnson	Treasurer for 2 year term	2020-2022
Tim Ware	Board Member for 2 year term	2020-2022
Noah Roberts	Board Member for 1 year term	2020-2021
Doris Price	Board Member for 1 year term	2020-2021

Beal Properties presented 2 bids for power-washing around the complex, lots of algae growing; Board liked Chad's Mobile Wash bid of \$2,700.00.

Board requests comparative bids for tree trimming throughout the complex, as well as possibly remove 1-3 trees that are endangering the foundation. Beal Properties will provide these to the Board

- #32: neighboring unit has tree overhanging roof

Upcoming Board Meetings – to be 2nd Wednesday of each

April 8th

July 8th

October 14th

Annual Meeting to be determined

All meetings will be held at Beal Properties office at 6:00 pm

The Board requests an audit of the sprinkler system; Beal Properties will arrange this

Meeting adjourned at 7:05 pm



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**Stone Circle Board Meeting
May 12th, 2020**

Attendees via zoom: Scott H, Noah, Sarah W, Tim W, Doug J, Toni M, and Stacie B

Meeting called to order at 6:00 pm

Board went over previous February meeting minutes.

Beal Properties went over 1st Quarter financials.

Beal Properties gave management Report.

Bid Reviews:

- Board reviewed tree trimming bids submitted and asked for more information. Decided to vote via email.
- Board reviewed bids for power washing and approved Chad's mobile wash.
- Board reviewed pothole bids and decided to get them filled.

Meeting was adjourned at 8:00 pm.



903 S. Texas Avenue
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Stone Circle Board Meeting
August 11, 2020

Present: Tim W, Tim M, Scott via zoom, and Sarah, Toni and Stacie in person

Meeting called to order at 6:09 pm

Review meeting minutes from last meeting, Scott motioned to approve minutes, Tim W seconds

Review financial report and cash flow

Tim W motions to move insurance money for roofs to the Reserve account, Tim M seconds, all agreed

Board discussed window AC units, and decided it would be allowed during Summer months

Power washing of the buildings will be complete by the end of this week, or early next week

Board discussed tree trimming, noticed a few things were missed, Brazos Valley Stump will have this complete August 12, 2020

Pest control will be handled on an "as needed" basis

Board requests Beal to have 3 roof bids and 3 gutter bids by the first week in September, including bids from Crest Roofing and Lopez Roofing. Board will review bids at next meeting and make decision for roof and gutter replacement to begin in September or October when things have calmed down a little more.

Will also ask insurance company to reinspect the gutters

Sarah motions to adjourn, Tim M seconds

Meeting is adjourned at 6:57 pm

Cash Flow

Beal Properties

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

Date Range: 01/01/2020 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	85,754.00	62.24	85,754.00	62.24
Insurance Reimbursement	52,034.64	37.76	52,034.64	37.76
Total Operating Income	137,788.64	100.00	137,788.64	100.00
Expense				
Bank Fees/Office Expenses	35.00	0.03	35.00	0.03
Carpet Cleaning	811.88	0.59	811.88	0.59
Electrical Repairs	6,996.73	5.08	6,996.73	5.08
General Maintenance	4,155.15	3.02	4,155.15	3.02
Insurance	17,494.00	12.70	17,494.00	12.70
Transfer to Reserves	10,000.00	7.26	10,000.00	7.26
Legal Fees	240.00	0.17	240.00	0.17
Lawn/Property Maintenance	11,725.91	8.51	11,725.91	8.51
Management Fee	5,050.00	3.67	5,050.00	3.67
Plumbing Expense	2,457.75	1.78	2,457.75	1.78
Porter Service	45.00	0.03	45.00	0.03
Professional Fees	263.66	0.19	263.66	0.19
Utilities	11,243.30	8.16	11,243.30	8.16
Total Operating Expense	70,518.38	51.18	70,518.38	51.18
NOI - Net Operating Income	67,270.26	48.82	67,270.26	48.82
Total Income	137,788.64	100.00	137,788.64	100.00
Total Expense	70,518.38	51.18	70,518.38	51.18
Net Income	67,270.26	48.82	67,270.26	48.82
Other Items				
Prepayments	3,002.00		3,002.00	
Net Other Items	3,002.00		3,002.00	
Cash Flow	70,272.26		70,272.26	
Beginning Cash	-426.00		-426.00	
Beginning Cash + Cash Flow	69,846.26		69,846.26	
Actual Ending Cash	79,846.26		79,846.26	

Expense Distribution

Exported On: 02/03/2021 02:32 PM

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

Payees: All

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

Reference	Bill Date	Unit	Payee	Amount	Check #	Check Date	Description
4600 - Homeowners							
Delee #24	05/08/2020		Stone Circle HOA	215.00	1305	05/08/2020	Unit #24 paid dues to Beal - reimbursed to
	05/12/2020	2411 #22	Roy Drabek & Anita Drabek	215.00	1310	06/04/2020	Roy Drabek, Anita Drabek, Stone Circle
				430.00			
6150 - Carpet Cleaning							
76744	03/06/2020		Asure Carpet Cleaning	324.75	1291	03/06/2020	equipment for water restoration
76743	03/06/2020		Asure Carpet Cleaning	487.13	1291	03/06/2020	water restoration and extraction
				811.88			
6390 - Electrical							
8846	07/16/2020		CC Electric	243.60	1317	07/16/2020	Replaced light on 23, replaced photocell
9008	09/02/2020		CC Electric	318.13	1328	09/08/2020	
12228	10/02/2020		Constant Current Electric	6,435.00	1336	10/07/2020	
				6,996.73			
6455 - General							
2063	05/06/2020	2411 #20	Petty-Faldyn Property Repair LLC	747.00	1301	05/06/2020	build exterior box around service box.
1702	06/02/2020		Beltrand Pavement Markings, LLC	405.94	1308	06/04/2020	concrete repairs on driveway 2323/2411
1928	06/02/2020		Robert Walker	157.21	1312	06/04/2020	repair hole from plumbing/supplies
	09/08/2020		Chad's Mobile Wash	2,700.00	1331	09/08/2020	Pressure 14 units 9-15 & 28-34
2032	10/07/2020		Robert Walker	30.00	1337	10/07/2020	Hung signs for Elctrical work that was
3764	12/08/2020		Ag Town Property Maintenance	115.00	1350	12/14/2020	
				4,155.15			
6470 - Insurance							
F004656572	04/29/2020		Farmers Insurance Exchange	8,747.00	1297	04/29/2020	Insurance payment for 2020-2021
F004656572-001-00001	10/30/2020		Farmers Insurance Exchange	8,747.00	1339	10/30/2020	
				17,494.00			
6471 - Transfer to							
Transfer to Reserves	02/21/2020		Stone Circle HOA Reserve Acct.	10,000.00	transfere	02/21/2020	Transferred 10,000.00 back to the reserve
6473 - Legal Fees							
	07/13/2020		Secretary of State	5.00	1318	07/16/2020	Stone Circle 802 Form
205886	10/20/2020		Thompson, Derrig and Craig, P.C.	235.00	1338	10/20/2020	Tax Return
				240.00			
6475 - Lawn/Property							
20221	01/10/2020		S.O.S. Lawn Service	433.06	1282	01/10/2020	monthly lawn service
20228	01/10/2020		S.O.S. Lawn Service	111.87	1282	01/10/2020	Lawn care for Decmber
20530	02/05/2020		S.O.S. Lawn Service	111.87	1286	02/07/2020	Monthly Lawn Maintenance
20529	02/05/2020		S.O.S. Lawn Service	433.06	1286	02/07/2020	monthly lawn service
20556	03/06/2020		S.O.S. Lawn Service	111.87	1290	03/06/2020	February Lawn Maintenance units 28-34
20557	03/06/2020		S.O.S. Lawn Service	433.06	1290	03/06/2020	February Lawn Maintenance units 1-27
20719	04/06/2020		S.O.S. Lawn Service	111.87	1294	04/06/2020	monthly lawn service
20720	04/06/2020		S.O.S. Lawn Service	433.06	1294	04/06/2020	monthly lawn service
20851	04/16/2020		S.O.S. Lawn Service	43.30	1295	04/16/2020	Maintain Bamboo Area (2323 DeLee)
20852	04/16/2020		S.O.S. Lawn Service	43.30	1295	04/16/2020	Maintain Bamboo Area
123564	05/06/2020		Patrick Towns	457.50	1303	05/06/2020	spray heads, swing joints, PGV, Shop
20986	05/06/2020		S.O.S. Lawn Service	476.36	1302	05/06/2020	Monthly Lawn Service
20899	05/06/2020		S.O.S. Lawn Service	111.87	1302	05/06/2020	Lawn Care
123567	05/13/2020		Patrick Towns	92.50	1306	05/19/2020	Rrepaired broken sprinkler head between
	06/05/2020		S.O.S. Lawn Service	111.87	1313	06/05/2020	28-34 lawn care
21056	06/05/2020		S.O.S. Lawn Service	476.36	1313	06/05/2020	1-27 lawn care
21200	07/06/2020		S.O.S. Lawn Service	476.36	1316	07/06/2020	Monthly Lawn Service
21201	07/06/2020		S.O.S. Lawn Service	111.87	1316	07/06/2020	Monthly Lawn Service
123592	07/16/2020		Patrick Towns	390.00	1319	07/16/2020	Repair of sprinkler system inside complex
1971	08/06/2020		Robert Walker	60.00	1322	08/06/2020	purchased 6 bags of soil, raked down and
21344	08/07/2020		S.O.S. Lawn Service	476.36	1323	08/07/2020	monthly lawn service
21345	08/07/2020		S.O.S. Lawn Service	111.87	1323	08/07/2020	monthly lawn service
20-782	08/17/2020		Brazos Valley Stump Grinding and Tree	3,355.75	1324	08/17/2020	Tree Trimming
123606	08/18/2020		Patrick Towns	198.00	1325	08/20/2020	
21487	09/02/2020		S.O.S. Lawn Service	476.36	1329	09/08/2020	
21488	09/02/2020		S.O.S. Lawn Service	111.87	1329	09/08/2020	
2530	09/08/2020		Lopez Boyz	90.00	1332	09/08/2020	
21611	10/06/2020		S.O.S. Lawn Service	476.36	1335	10/07/2020	
21612	10/06/2020		S.O.S. Lawn Service	111.87	1335	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	
				11,725.91			
6540 - Management Fee							
	01/01/2020		Beal Properties	400.00	1281	01/10/2020	January 2020
1001	01/17/2020		Beal Properties	250.00	1283	01/18/2020	Management Set up fee
	02/01/2020		Beal Properties	400.00	1284	02/03/2020	February 2020
	03/01/2020		Beal Properties	400.00	1287	03/03/2020	March 2020
	04/01/2020		Beal Properties	400.00	1292	04/02/2020	April 2020
	05/01/2020		Beal Properties	400.00	1298	05/05/2020	May 2020
	06/01/2020		Beal Properties	400.00	1307	06/02/2020	June 2020
	07/01/2020		Beal Properties	400.00	1314	07/05/2020	July 2020
	08/01/2020		Beal Properties	400.00	1320	08/03/2020	August 2020
	09/01/2020		Beal Properties	400.00	1326	09/01/2020	September 2020
	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
				5,050.00			
6600 - Cleaning							
	09/02/2020		Chad's Mobile Wash	0.00			
6700 - Plumbing							
2567	03/18/2020		Twin City Plumbing LLC	320.00	1299	05/05/2020	replace water pump #11
2581	04/17/2020		Twin City Plumbing LLC	250.00	1296	04/17/2020	2411- replace 1 1/2" pvc drain pipe from
42671	05/06/2020		Ota Plumbing	1,342.75	1304	05/06/2020	3 water leaks in yard
2627	06/02/2020		Twin City Plumbing LLC	350.00	1311	06/04/2020	installed container for sump pump #11
2629	09/02/2020		Twin City Plumbing LLC	75.00	1330	09/08/2020	
2739	09/02/2020		Twin City Plumbing LLC	120.00	1330	09/08/2020	
				2,457.75			
6701 - Porter Service							
1862	03/04/2020		Robert Walker	45.00	1289	03/04/2020	Bulk pick up unit 11 February 24
6705 - Professional							
118	11/05/2020		Hoelscher, Lipsey, Elmore, Poole, &	263.66	1342	11/05/2020	
6810 - Utilities							
2058737	02/06/2020		Bryan Texas Utilities	274.22	1285	02/07/2020	Monthly Utility Bill (2 months)
2058736	02/06/2020		Bryan Texas Utilities	1,087.81	1285	02/07/2020	Monthly Utility Bill (2 months)
2058736	03/04/2020		Bryan Texas Utilities	684.82	1288	03/04/2020	monthly utilities-water 2411 DeLee
2058737	03/04/2020		Bryan Texas Utilities	119.98	1288	03/04/2020	monthly utilities-water
2058736	04/05/2020		Bryan Texas Utilities	671.84	1293	04/06/2020	utilities
2058737	04/05/2020		Bryan Texas Utilities	126.16	1293	04/06/2020	utilities
2058736	05/06/2020		Bryan Texas Utilities	736.05	1300	05/06/2020	utilities
2058737	05/06/2020		Bryan Texas Utilities	131.42	1300	05/06/2020	utilities
2058737	06/02/2020		Bryan Texas Utilities	202.00	1309	06/04/2020	monthly utilities-water
2058736	06/02/2020		Bryan Texas Utilities	886.86	1309	06/04/2020	monthly utilities-water
2058736	07/05/2020		Bryan Texas Utilities	691.74	1315	07/06/2020	monthly utilities-water
2058737	07/05/2020		Bryan Texas Utilities	212.38	1315	07/06/2020	monthly utilities-water
2058737	08/06/2020		Bryan Texas Utilities	223.78	1321	08/06/2020	Monthly Utility Bill
2058736	08/06/2020		Bryan Texas Utilities	1,007.10	1321	08/06/2020	Monthly Utility Bill
2058736	09/02/2020		Bryan Texas Utilities	853.73	1327	09/08/2020	
2058737	09/02/2020		Bryan Texas Utilities	225.98	1327	09/08/2020	
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,	11/05/2020,	
2058736	11/05/2020		Bryan Texas Utilities	837.78	1341,	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	
				11,243.30			
Total				70,913.38			

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 215.00

Unit	Amount Receivable	30+
Stone Circle HOA - 2323 & 2411 De Lee St Bryan, TX 77802		
Payment Plan	1,100.00	885.00
Payment Plan	2,384.00	2,169.00
	3,484.00	3,054.00
Total	3,484.00	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.

0011114

3380PF

1939A00X.001

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

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

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



Bob Walker
 Beal Properties
 bobw@bealbcs.com
 Ph:
 Need a REALTOR? What About BOB?



CMA 1 - Line

Prepared By: Bob Walker

Listings as of 02/03/21 at 2:29 pm

Property Type is 'Residential' Status is one of 'Active', 'Contingency Contract', 'Exclusive Agency' Status is 'Sold' Status Contractual Search Date is 02/03/2021 to 01/05/2020 Status is 'Option Contract' Status Contractual Search Date is 02/03/2021 to 08/07/2020 Status is 'Under Contract' Status Contractual Search Date is 02/03/2021 to 08/07/2020 Street Name is like 'de lee'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
20005367	2411 De Lee Street #23	23	2	1/1	NONE	Stone Cr Condos	1980	1,056		\$94.60	\$99,900	\$99,200	\$93.94	12/29/2020	99.30	267
20012452	2411 De Lee Street #5	5	2	1/1	NONE	Stone Cr Condos	1980	1,056		\$94.60	\$99,900	\$104,500	\$98.96	12/10/2020	104.60	154
20001511	2411 De Lee Street #22	22	2	1/1	NONE	Stone Cr Condos	1980	1,056		\$107.01	\$113,000	\$109,600	\$103.79	05/08/2020	96.99	97
# LISTINGS:		3	Medians:				1980	1,056		\$94.60	\$99,900	\$104,500	\$98.96		99.30	154
			Minimums:				1980	1,056		\$94.60	\$99,900	\$99,200	\$93.94		96.99	97
			Maximums:				1980	1,056		\$107.01	\$113,000	\$109,600	\$103.79		104.60	267
			Averages:				1980	1,056		\$98.74	\$104,267	\$104,433	\$98.90		100.30	173

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$99,900	\$113,000	\$104,267	\$99,900
Sold Price	\$99,200	\$109,600	\$104,433	\$104,500

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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.