



BEAL
Properties

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

STONE CIRCLE HOA

BOARD MEMBERS MEETING AGENDA

May 12, 2020 @ 7PM VIA ZOOM

Call to Order

Review / Approval Meeting Minutes

- Board Meeting February 2020

Financial Report

- 2020 1st Quarter Financial Report

Management Reports

- Delinquency Status
- Violations Report

Unfinished Business

- Review bids for:
 - a. Pest control
 - b. Parking lot / driveway holes
 - c. Gutters
 - d. Power washing
 - e. Tree Removal
- Update on sewer Clean out
- Update on building Numbers

New Business

Adjourn

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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

Cash Flow

Beal Properties

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

Date Range: 01/01/2020 to 05/01/2020

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	31,258.00	100.00	31,258.00	100.00
Total Operating Income	31,258.00	100.00	31,258.00	100.00
Expense				
Carpet Cleaning	811.88	2.60	811.88	2.60
Insurance	8,747.00	27.98	8,747.00	27.98
Transfer to Reserves	10,000.00	31.99	10,000.00	31.99
Lawn/Property Maintenance	2,266.32	7.25	2,266.32	7.25
Management Fee	1,850.00	5.92	1,850.00	5.92
Plumbing Expense	250.00	0.80	250.00	0.80
Porter Service	45.00	0.14	45.00	0.14
Utilities	2,964.83	9.49	2,964.83	9.49
Total Operating Expense	26,935.03	86.17	26,935.03	86.17
NOI - Net Operating Income	4,322.97	13.83	4,322.97	13.83
Total Income	31,258.00	100.00	31,258.00	100.00
Total Expense	26,935.03	86.17	26,935.03	86.17
Net Income	4,322.97	13.83	4,322.97	13.83
Other Items				
Prepayments	1,987.00		1,987.00	
Net Other Items	1,987.00		1,987.00	
Cash Flow	6,309.97		6,309.97	
Beginning Cash	-426.00		-426.00	
Beginning Cash + Cash Flow	5,883.97		5,883.97	
Actual Ending Cash	15,883.97		15,883.97	

Expense Distribution

Exported On: 05/12/2020 09:35 AM

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

Payees: All

Bill Date Range: 01/01/2020 to 05/01/2020

Reference	Bill Date	Payee	Amount	Check #	Check	Description
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			
6470 - Insurance						
F004656572	04/29/2020	Farmers Insurance Exchange	8,747.00	1297	04/29/2020	Insurance payment for 2020-2021
6471 - Transfer to Reserves						
Transfer to Reserves	02/21/2020	Stone Circle HOA Reserve Acct.	10,000.00	reserves (Tim Murphy)	02/21/2020	Transferred 10,000.00 back to the reserve account (Tim Murphy)
6475 - Lawn/Property Maintenance						
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	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
			2,266.32			
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
			2,250.00			
6700 - Plumbing Expense						
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	from sump pump
			570.00			
6701 - Porter Service						
1862	03/04/2020	Robert Walker	45.00	1289	03/04/2020	Bulk pick up unit 11 February 24
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
			2,964.83			
Total						
			27,655.03			

HOA Delinquency as of

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

As of: 05/12/2020

Delinquency Note Range: All Time

Tenant Status: Current and Notice

Amount Owed In Account: All

Balance: Greater than 216.00

Unit	Name	Amount Receivable
<hr/>		
	Stone Circle HOA - 2323 & 2411 De Lee St Bryan, TX 77802	645.00
		1,315.00
		2,734.00
		860.00
		5,554.00
 Total		 5,554.00

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) 660-5962. Written inquiries should be sent to the address listed, attention: Research.

ACCOUNT NUMBER	190007024961
STATEMENT DATES	4/20/20-4/30/20
ENCLOSURES	0
PAGE	1 of 2

*0019645 SI
STONE CIRCLE OWNERS ASSOCIATION INC
RESERVE ACCOUNT
PO BOX 9974
COLLEGE STATION TX 77842-7974



SUMMARY OF ACCOUNTS

Account Number	Account Description	Current Balance
190007024961	Business 500	81,265.00

ACCOUNT SUMMARY

Business 500

Account Number	190007024961	Statement Dates	4/20/20 thru 4/30/20
Previous Balance	81,265.00	Days in Statement Period	11
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
4/20	81,265.00				

Arrow S Pest Control

P.O. Box 3188
Bryan, TX 77805
(979) 314-9386

Business License #0746568
Trevor Santana CA#0673959
Jenna Santana CA#0761580

ESTIMATE

BEAL Properties
903 South Texas Avenue
Bryan TX 77803

Service Address
BEAL Properties
2323 & 2411 De Lee Street
Bryan TX 77802

Estimate # 5192
Estimate Date 04/01/2020
Estimate Total \$102.84

Item Description

Quarterly Service
General maintenance every 3 months on exterior perimeters
only.

Cost	Quantity	Total
\$95.00	1	\$95.00

Subtotal \$95.00
tax \$7.84
Estimate Total \$102.84



Bugs No More
P.O. Box 11815
College Station, Texas 77842
(979) 822-2277 Fax 1-800-803-307-0803
TPCL 11089

Protecting your
health and property
through pest
management.

Commercial Pest Control Agreement and Warranty Information

Member of the Brazos and Deep East Texas Better Business Bureau
Texas Pest Control Association

The purpose of this agreement is to provide pest management services at the prices offered herein for the term of the agreement and any renewal periods. BNM offers complete pest control services for structures, lawns and ornamentals.

Scope of Work to be performed by BNM:

- Provide comprehensive pest control as specified below. This includes all supervision, labor, materials and equipment necessary to accomplish an acceptable level of target pest control. Detailed site-specific recommendations for structural, sanitary, and procedural modifications may be necessary to achieve pest prevention and control.
- BNM will treat for any of the targeted pests at no cost if problems occur between regularly scheduled treatments.

Landowner/tenant/management Responsibilities:

- Landowner/tenants/management will notify BNM of any pest problems as they occur so that treatment can be conducted in a timely manner.
- Landowner/tenant/management will correct necessary conducive conditions identified by BNM.
- If applicable, landowner/management will notify tenants of pest control prior to arrival of applicator
- Landowner /tenants/management will provide access to units at the scheduled time for treatment.

Location of Sites to be treated, Inside, Outside Perimeter, including rodent exclusion.

Description of Property to be treated: We will treat on a quarterly bases all units interior and exterior for general pest as well as roddents.

Pests Included in Agreement:

BNM shall adequately control the following pests: scorpions, mice, rats, cockroaches, ants, and silverfish.

Proposed Charges for Services:

- **Initial Services** for general pest control (IPM) shall be \$ 450.50 plus tax = \$487.13
- **Routine service at 3 month intervals** shall be \$ 450.00 plus tax = \$487.13
- Follow-up re-treats as needed between routine service shall be \$0.00

Comments: Inside/outside service of all units.

Additional Services (by bid only):

Pest control and fertilization for yards and small acreages; brush and weed control, pre and post termite prevention and control; treatment of the following: carpenter ants, fleas, bedbugs, mosquitoes, grub worms, brown patch; structural pest exclusion; all natural pest management; and other pests available by separate bid upon request.

Warranty:

This contract shall be in effect for a period of 12 months from the date of acceptance, and renewed upon agreement by both parties.

Signing in the space below indicates authorization for pest control by BNM as described. The signature should be of the property owner or owner's agent, and the person should be fully authorized to sign this treatment acceptance.

Submitted by: Jay P White

Certified Applicator Number 37354

Contract Accepted by _____ Date: _____

Name: _____ Billing Address: _____
City: _____ State: _____ Zip: _____ Phone: _____ FAX: _____

Licensed by the Texas Dept. of Agriculture, Structural Pest Control Service
PO Box 12847
Austin, Texas 78711- 2847
866 718 4481



April 20, 2020

Pest Control Proposal

SERVICE LOCATION

Beal Properties
Stone Circle HOA
2323, 2411 Dee Lee St.

SCOPE OF WORK

Exterior Pest Control Service

SCHEDULE AND PROCEDURES

Pest Control service will be performed on a Monthly basis. This service will consist of a thorough insecticide application to the accessible outside perimeter of 1/3 of the buildings each month. Notices will be put out prior to the scheduled service. Treatment schedule will be as follows:

Jan, April, July, Oct.-2323-#28-34, 2411-#1-8
Feb, May, Aug, Nov.-2411-#9-15
Mar, June, Sept, Dec.-2411-#16-27

TARGET PESTS

The monthly service will cover the control of Roaches, Ants, and will assist in the control of spiders, crickets, and other miscellaneous pests. Fleas, Termites, Bedbugs and any other unnamed pests will be handled on a case by case basis and charged for accordingly.

MATERIALS

All materials, supplies and labor will be furnished by Lone Star Pest Management.

COST

The cost for this service will be \$100.00 plus tax each month.

I would like to thank you for the opportunity to be of service to you. Should you have any questions, please feel free to call

Joe Loudat
Lone Star Pest Management

Beltrand Pavement Markings, LLC

P.O. Box 10004

College Station, TX 77842

ESTIMATE

Date	Estimate #
3/30/2020	643

CUSTOMER

Beal Properties, Inc.
903 Texas Ave. South
College Station, TX 77840

Property:

Stone Circle HOA - Bryan

Description	Qty	Rate	Amount
Concrete repairs at entrance driveway of Stone Circle HOA--2323 & 2411 De Lee Street in Bryan:			
Fill 3' X 18" pot hole with asphalt patch.	1	75.00	75.00T
Fill 4' X 4' pot hole in lawn at corner with road base materials.	1	175.00	175.00T
Install a good/used 4" yellow bollard at corner to protect driveway.	1	125.00	125.00T
Subtotal			\$375.00
Sales Tax (8.25%)			\$30.94
Total			\$405.94

Phone #

979-324-4809

E-mail

bpmlc2016@gmail.com



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Concrete Patchwork
Stone Circle

4'x4' concrete patch Repair
3'x18" concrete patch repair
Saw cut, demo, haul off, pour back
Material n Labor
\$745.00

Eliseo Castaneda

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



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Stone Circle Concrete Repair Bid
Eliseo Castaneda

Apron Entrance
34'x30' = 816 sqft. @ \$7.00 = \$5,712.00

Driveway
100'x16' = 1,600 sqft. @ \$7.00 = \$11,200.00

Notes: Saw Cut, Demolition, Haul off , Prep , Pourback, Clean up

- #4 (1/2") rebar 16" OCEW
- 6" thick concrete 3500psi
- Broom Finish

CHAD'S MOBILE WASH



QUOTE

Chad's Mobile Wash
Chad Lawrence
(979) 777-5725
Chadsmobilewashbcs@gmail.com
3752 Essen Loop
College Station, TX
77845

Attention: Beal Properties/Stone Circle HOA

Contact: Stacie Bone

Phone: (979) 764-2500


Date: 2/13/2020

Location: 2411 & 2323 De Lee St., Bryan, TX.

Project Description: (1) Pressure wash/clean all exterior vinyl siding on each unit (34 units) throughout complex buildings (14 single story units [units 9-15/28-34] & 20 two-story units [units 1-8/16-27]).

Description	Amount/Unit	Price (Per Unit)	Cost
Pressure Wash/Clean: -All Exterior Vinyl Siding -[Single Story Units]	14 Units [9-15 & 28-34]	\$ 50	\$ 700



Description	Amount/Unit	Price (Per Unit)	Cost
Pressure Wash/Clean: -All Exterior Vinyl Siding -Two Story Units	20 Units [1-8 & 16-27]	\$ 100	\$ 2,000
			
Subtotal			\$ 2,700
Total			\$ 2,700

Thank you for your time and the opportunity. It has been a pleasure to work with you on this project. Feel free to call, text, or email me for any questions or concerns you may have.

Thanks,

-Chad's Mobile Wash

-Chad Lawrence (Owner)

Intersteam

540 Graham Rd
College Station, TX 77845
979-799-8686
info@intersteambcs.com
www.intersteambcs.com



Estimate

ADDRESS

Toni Myers
903 S. Texas Ave.
College Station, TX 77840

ESTIMATE: 1003
DATE: 02/14/2020

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Power Washing	Power wash all vinyl siding in complex.	1	4,250.00	4,250.00T

This would include soft washing of all vinyl siding front and back with guaranteed removal of all mold and algae build up. We make sure we take all precautions to protect all vegetation and would need to make sure on the days we wash pets are not in the back yards. The solution we use is 100% biodegradable but can be harmful if ingested directly. This job would take two days to complete. We are fully insured as well. If you have any questions as far as our process, solutions or anything else please don't hesitate to ask. Thank you for reaching out and allowing us the opportunity to earn your business again.

Intersteam BCS

SUBTOTAL	4,250.00
TAX	433.13
TOTAL	\$4,683.13

Accepted By

Accepted Date



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

Stone Circle
BV Stump & Grind

*BID 2323 & 2411 De Le St: I assessed the tree work for the properties and determined with your approval... we would, for \$3100 plus tax: *

*1) TRIM ALL TREE LIMBS **OFF ROOFS AND SIDES OF BLDGS 4-6 FT, FRONT AND BACK*

*2) RAISE CANOPY TO 8 FEET OVER PARKING *

3) CUT DOWN ALL TREES REFERENCED IN THE PICTURES SENT BY EMAIL THAT WERE HARMFUL TO THE FOUNDATION, FENCES OR BLDGS

4) HAUL OFF ALL DEBRIS



Twin City Plumbing LLC
12988 Robin Dr.
College Station, TX 77845 US
(979)2049470
twincityplumbing@gmail.com

ADDRESS

Century 21 BCS
903 S. Texas Ave.
College Station, Texas 77840

Estimate 2070

DATE 04/08/2020

JOB SITE

2411 De Lee St

ACTIVITY	QTY	RATE	AMOUNT
Estimate to map plumbing clean out for unit # 27			
Labor-New Construction or Residential Repair/Remodel	1	300.00	300.00
We need to remove toilet to run camera so we can locate main sewer line there is no clean out on any off the units.			
TOTAL			\$300.00

Accepted By

Accepted Date

16