

**.WOODCREST HOMEOWNER'S ASSOCIATON**

**BOARD OF DIRECTORS MEETING**

**February 8, 202**

**AGENDA**

1. Open meeting
2. Roll call
3. Secretary's reading of minutes (Board Meeting-9/8/21)
4. Treasurer's report
5. Comments from Beal Properties, Inc.
6. Old business
  - A. Budgets for 2022
  - B. Report on Projects
  - C. Projects for 2022
    1. Trees and plants
    2. Mulch
    3. Mail Box pad
    4. Front timber and paint repairs
  - D. Responsibility issues
7. New Business
  - A. Plans for 2022 General Meeting
  - B. Other New Business
  - C. Homeowner concerns/comments
8. Next Board Meeting with election of Officers (Following General Mtg. on 2/19/22)
9. Close Meeting.

**NOTES:**

WOODCREST HOMEOWNER ASSOCIATION  
MINUTES OF BOARD OF DIRECTORS MEETING

December 8, 2021

Present were board members Naomi (Cissy) Johnson, Paula Doucet, Sandra Borrego and Gary Gawer.

1. Meeting called to order by Paula Doucet at 6:12 p.m.
2. Minutes of the September 8, 2021 meeting were read. Corrections were made. Motion to approve by Cissy Johnson was seconded by Sandra Borrego. Approved by majority vote.
3. Treasurer's report.
  - A. Budget sheet was presented showing activity through November. Whoa as of 11/30/2021 has available funds for 2021 of \$13,590.10 with a bank balance of \$14,303.71.
  - B. There were no delinquent dues owed.
  - C. A tentative budget was discussed for 2022.
  - D. A motion to approve the report was made by Sandy, seconded by Cissy and approved by majority vote.
4. No representative from Beal was present. Gary stated that Beal was unable to send anyone due to a lack of time. After discussion the board agreed to set a meeting schedule for all of 2022. Schedule to be transmitted to Beal and the homeowners by the secretary via email and/or newsletter. Board meetings for 2022 will be held on the second Wednesday of the second month of each quartet.

**OLD BUSINESS**

5. Noted was the motion via email and by hand to accept the bids for lawn work and tree trimming by BCS Lawn & More was passed by majority vote. No work has been started as of this date.
6. Projects for 2022 were discussed. Discussed and tabled until February meeting were crepe myrtle trees, mulch which will be included in landscape budget and front timber repair.
7. Responsibilities of homeowners and WHOA was addressed. No action was taken to give board a chance to study options.

**NEW BUSINESS**

8. A homeowner complaint about the positioning of our mailbox was addressed. Possible solutions were discussed. The project was tabled until input is received from Post Office and a budget is able to be agreed upon.
9. Discussion was held about annual meeting. Projects to be discussed at meeting will be decided at February 9 board meeting. Current members agreed to be on ballot for reelection with exception of Darryl McNair who is selling his home and has resigned from the board.
10. Next meeting to be held on February 9<sup>th</sup> 2022.
11. Motion was made to adjourn meeting by Gary and seconded by Cissy. Majority approved.
12. Meeting was closed at 8:10 p.m.

WHOA BUDGET  
2021

1/26/2022

	INCOME				EXPENDITURES				SPECIAL ONE TIME ITEMS				TOTAL BUDG	
	DUES EXP	DUES ACT	OTHER	SPECIAL	PROPMGMT	UTILITIES	INSURANCE	MAINT.	LANDSCAPE	OTHER	LAWYER	SIDEWALK	LIGHTS	ITEMS
					\$4,200.00	\$2,500.00	\$1,350.00	\$2,000.00	\$14,649.16	\$1,000.00	\$925.00	\$10,240.00	\$1,500.00	\$38,364.16
									\$1,649.16				(8/6/21)	
JAN	2720.00	2,595.00			350.00	76.04			1,072.00		525.00			\$2,023.04
FEB	2720.00	2,635.00	3.83		350.00				1,072.22					\$1,422.22
MAR	2720.00	2,930.75			350.00	148.04			1,072.22	60.00				\$1,630.26
APR	2720.00	2,465.00	0.22		350.00	75.33	1,340.00		1,072.22					\$2,837.55
MAY	2720.00	2,805.00			350.00	69.86			1,072.22					\$1,492.08
JUNE	2720.00	2,975.00	3.83		350.00	65.81			1,072.22			10,240.00✓		\$11,728.03
JULY	2720.00	2,805.00			350.00	78.90		350.00	2,857.44				1,172.71	\$4,809.05
AUG	2720.00	2,635.00			350.00	173.62		1,127.76						\$1,651.38
SEPT	2720.00	2,700.00			350.00	170.53			2,144.44				150.00	\$2,814.97
OCT	2720.00	2,750.00			350.00	185.05		411.35	1,072.22	360.00	300.00		49.73	\$2,728.35
NOV	2720.00	2,635.00			350.00	221.40			1,072.22				150.00	\$1,793.62
DEC	2720.00	2,825.00	1.28		350.00	65.81			1,072.22					\$1,488.03
TOTAL	32,640.00	32,755.75	9.16	0.00	4,200.00	1,330.39	1,340.00	1,889.11	14,651.64	420.00	825.00	10,240.00	1,522.44	36,418.58
	ACTUAL TOTAL INCOME				\$32,764.91									
	BUDGET BALANCE				\$0.00	\$1,169.61	\$10.00	\$110.89	-\$2.48	\$580.00	\$100.00	\$0.00	-\$22.44	\$1,945.58

	TOT BANK ACC	TOT BUD BAL	CURR AVAIL	UNC DUES	YR AVAILABLE	DELINQUENT	
01/01/21	\$ 19,358.09		\$19,358.09	\$32,640.00	\$ 51,998.09		July landscape inc mulch
01/31/21	\$ 19,970.27	\$ 22,951.96	\$ (2,981.69)	\$29,920.00	\$ 26,938.31	\$468.83	
02/29/21	\$ 20,862.09	\$ 21,529.74	\$ (667.65)	\$27,200.00	\$ 26,532.35	\$170.00	
03/31/21	\$ 22,517.04	\$ 19,899.48	\$ 2,617.56	\$24,480.00	\$ 27,097.56	\$170.00	
04/30/21	\$ 21,800.46	\$ 17,061.93	\$ 4,738.53	\$21,760.00	\$ 26,498.53	\$340.00	
05/31/21	\$ 23,932.05	\$ 15,569.85	\$ 8,362.20	\$19,040.00	\$ 27,402.20	\$688.00	
06/30/21	\$ 14,431.52	\$ 14,081.82	\$ 349.70	\$16,320.00	\$ 16,669.70	\$0.00	
07/31/21	\$ 12,875.65	\$ 12,421.93	\$ 453.72	\$13,600.00	\$ 14,053.72	\$0.00	
08/31/21	\$ 13,855.46	\$ 10,770.55	\$ 3,084.91	\$10,880.00	\$ 13,964.91	\$85.00	
09/30/21	\$ 13,506.10	\$ 7,955.58	\$ 5,550.52	\$8,160.00	\$ 13,710.52	\$85.00	
10/31/21	\$ 13,082.31	\$ 5,227.23	\$ 7,855.08	\$5,440.00	\$ 13,295.08	\$85.00	
11/30/21	\$ 14,303.71	\$ 3,433.61	\$ 10,870.10	\$2,720.00	\$ 13,590.10	\$0.00	
12/31/21	\$ 15,727.01	\$ -	\$ 15,727.01	\$0.00	\$ 15,727.01	\$0.00	

WHOA END OF YEAR SUMMARY

	DUES PD	INCOME DUES EXPECTD	OTHER	SPECIAL	EXPENDITURES PROP MGMT	UTILITIES	INSURANCE	MAINT.	MOW/LNDS	IRRIGATION	OTHER	SPECIAL ASSESS/ONE TIME ITEMS	TOTAL BUDG
2009	\$ 18,810.00	\$ 18,240.00	\$ 10,000.00		\$ 2,400.00	\$ 1,632.41			\$ 9,816.92	\$ 378.20	\$ 185.00	\$ 18,800.00	\$ 36,033.49
2010	\$ 17,865.00	\$ 18,240.00	\$ 2.61		\$ 2,400.00	\$ 2,715.44			\$ 9,271.05	\$ 1,117.40	\$ 631.69		\$ 19,896.86
2011	\$ 20,277.50	\$ 20,160.00			\$ 2,400.00	\$ 3,520.63			\$ 9,498.38	\$ 698.22	\$ 270.00		\$ 20,148.51
2012	\$ 21,050.00	\$ 21,120.00			\$ 2,375.00	\$ 2,781.56		\$ 919.35	\$ 9,341.80	\$ 2,269.46	\$ 625.00	\$ 940.32	\$ 19,252.49
2013	\$ 20,727.37	\$ 21,120.00		\$ 4,687.50	\$ 2,000.00	\$ 2,774.27		\$ 1,426.00	\$ 8,064.64	\$ 5,270.34	\$ 65.00	\$ 5,922.02	\$ 25,522.27
2014	\$ 22,220.00	\$ 21,120.00		\$ 1,312.50	\$ 2,400.00	\$ 3,041.15		\$ 240.55	\$ 8,308.21	\$ 82.27	\$ 816.42		\$ 14,888.60
2015	\$ 22,720.00	\$ 21,120.00			\$ 2,400.00	\$ 3,608.73		\$ 277.00	\$ 8,795.32	\$ 98.51	\$ 245.00	\$ 4,524.85	\$ 19,949.41
2016	\$ 21,477.12	\$ 21,120.00	\$ 2.37	\$ 19,057.38	\$ 2,400.00	\$ 3,611.43		\$ 75.00	\$ 9,176.66		\$ 269.79	\$ 30,587.50	\$ 46,120.38
2017	\$ 24,480.00	\$ 24,960.00	\$ 5.77	\$ 8,547.91	\$ 2,400.00	\$ 3,124.50		\$ 183.00	\$ 9,676.31	\$ 232.04	\$ 225.00		\$ 15,840.85
2018	\$ 27,296.30	\$ 28,800.00	\$ 4.87	\$ 730.70	\$ 2,400.00	\$ 3,695.07	\$ 1,228.00	\$ 45.00	\$ 10,898.85	\$ 1,260.24	\$ 225.00	\$ 7,300.00	\$ 34,104.15
2019	\$ 30,575.00	\$ 28,800.00	\$ 30.48		\$ 2,400.00	\$ 2,043.45	\$ 1,280.00	\$ 640.00	\$ 13,103.32	\$ 5,252.40	\$ 300.00	\$ 4,073.49	\$ 42,862.28
2020	\$ 31,156.29	\$ 30,080.00	\$ 8.64		\$ 4,450.00	\$ 1,973.24	\$ 1,307.00	\$ 610.12	\$ 10,583.63	\$ 1,259.09	\$ 365.00	\$ 75.00	\$ 20,623.08
2021	\$ 32,755.75	\$ 32,640.00	\$ 9.16		\$ 4,200.00	\$ 1,169.61	\$ 1,340.00	\$ 350.00	\$ 14,651.64	\$ 1,529.11	\$ 420.00	\$ 825.00	\$ 36,247.80
2022													\$ -
TOTAL	\$ 311,410.33	\$ 307,520.00	\$ 10,063.90	\$ 34,335.99	\$ 34,625.00	\$ 35,691.49	\$ 5,155.00	\$ 4,766.02	\$ 131,186.73	\$ 19,447.28	\$ 4,642.90	\$ 72,107.86	\$ 351,490.17

ACCT #

	3440907	3441539						
YR.	YR START BNK	YR END BNK	YR START BNK	YR END BAL	TOT START	TOT END		
2009	47.71	\$1,762.48	\$10,131.90	\$836.04	\$ 10,179.61	\$ 2,598.52	\$2,956.12	
2010	\$ 1,762.48	\$ 745.09	\$ 836.04	\$ 552.47	\$ 2,598.52	\$ 1,297.56	\$569.27	
2011	\$ 745.09	\$ 430.44	\$ 552.47	\$ 387.54	\$ 1,297.56	\$ 817.98	\$1,426.55	
2012	\$ 430.44	\$ 910.44	\$ 387.54	\$ 942.37	\$ 817.98	\$ 1,852.81	\$2,615.49	
2013	\$ 910.44	\$ 1,300.83	\$ 942.37	\$ 3,681.89	\$ 1,852.81	\$ 4,982.72	\$1,745.41	
2014	\$ 1,300.83	\$ 8,253.59	\$ 3,681.89	\$ 5,013.09	\$ 4,982.72	\$ 13,266.68	\$13,626.62	
2015	\$ 8,253.59	\$ 8,257.71	\$ 5,013.09	\$ 6,897.77	\$ 13,266.68	\$ 15,155.48	\$16,037.27	
2016	\$ 8,257.71	\$ 5,198.76	\$ 6,897.77	\$ 4,401.49	\$ 15,155.48	\$ 9,600.25	\$9,571.97	
2017	\$ 5,198.76	\$ 12,217.38	\$ 4,401.49	\$ 13,339.86	\$ 9,600.25	\$ 25,557.24	\$26,793.08	
2018	\$ 12,217.38	\$ 17,267.67	\$ 13,339.86	\$ 3,372.71	\$ 25,557.24	\$ 20,640.38	\$19,484.96	
2019	\$ 17,267.67	\$ 5,298.12	\$ 3,372.71	\$ 3,025.43	\$ 20,640.38	\$ 8,323.55	\$8,383.58	
2020	\$ -	\$ -	\$ -	\$ -	\$ 8,323.55	\$ 19,358.09	\$18,865.40	
2021	\$ -	\$ -	\$ -	\$ -	\$ 19,358.09	\$ 15,303.71	\$15,875.20	
2022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$0.00	

2009 OTHER INC 10,000 LOAN

2013 SA 5922.02 REDO IRRIGATION  
2015 4524.85 HART/SHRUBS?  
2016 30,587.50 FRONT WOOD/PAINT  
2018 7300.00 CONCRETE SIDEWALK 7051.99 DRIPSYS  
2009-2012 LOAN REPAY 11,283.84  
2019 4073.49 SIDEWALK 13769.62 LNDS CREPL  
2020-LAWYER \$75  
2021 Lawyer-825 sidewalk-10240 lights-1533.44

WFOA BUDGET  
2021

2/8/2022

INCOME		EXPENDITURES							SPECIAL ONE TIME ITEMS			TOTAL BUDG
DUES EXP	DUES ACT	OTHER	SPECIAL	PROPMGMT	UTILITIES	INSURANCE	MAINT.	LANDSCAPE	OTHER	BCS&MORE		ITEMS
				\$4,200.00	\$2,000.00	\$1,500.00	\$2,000.00	\$14,000.00	\$1,000.00	\$3,166.31		\$27,866.31
2720.00	2,720.00			350.00	68.00		3,000	15,000 1,072.22	2,000.00	3,166.31		\$4,656.53
2720.00												\$0.00
2720.00												\$0.00
2720.00												\$0.00
2720.00												\$0.00
2720.00												\$0.00
2720.00												\$0.00
2720.00												\$0.00
2720.00												\$0.00
2720.00												\$0.00
2720.00												\$0.00
32,640.00	2,720.00	0.00	0.00	350.00	68.00	0.00	0.00	1,072.22	0.00	3,166.31	0.00	0.00 4,656.53
ACTUAL TOTAL INCOME			\$2,720.00									
BUDGET BALANCE				\$3,850.00	\$1,932.00	\$1,500.00	\$2,000.00	\$12,927.78	\$1,000.00	\$0.00	\$0.00	\$0.00 \$23,209.78

	TOT BANK ACC	TOT BUD BAL	CURR AVAIL	UNC DUES	YR AVAILABLE	DELINQUENT
01/01/22	\$ 15,641.46	\$25,700.00	-\$10,058.54	\$32,640.00	\$ 22,581.46	
01/31/22			\$ -		\$ -	
02/29/22			\$ -		\$ -	
03/31/22			\$ -		\$ -	
04/30/22			\$ -		\$ -	
05/31/22			\$ -		\$ -	
06/30/22			\$ -		\$ -	
07/31/22			\$ -		\$ -	
08/31/22			\$ -		\$ -	
09/30/22			\$ -		\$ -	
10/31/22			\$ -		\$ -	
11/30/22			\$ -		\$ -	
12/31/22			\$ -	\$0.00	\$ -	

\$22,581.46  
-\$10,058.54

\$3,264<sup>2</sup> - Reserve



BCS LAWN AND MORE

## Exterior Bid

Estimate

Estimate #000007  
September 8, 2021

Customer  
WOODCREST HOA  
gjgawer1@gmail.com  
+1 (979) 704-2787  
Woodcrest Dr  
Bryan, TX

Message  
We look forward to working with you.

**Tree Trimming**  
*Using a Lift to access all tree limbs and cut 4' from building.*

4010-4014  
4132-4130

**SAND LEVEL**

*~800ft<sup>2</sup>, delivery and install of 12 yards of sandy loam top soil, sod,  
bunker rock, filled in low spots, under and along side walk from erosion  
and new sidewalk install topped with sod where needed through  
length of the property.*

Subtotal  
Sales Tax

\$2,925.00  
\$241.31

Total

\$3,166.31

*Bid accepted  
10/14/2021*

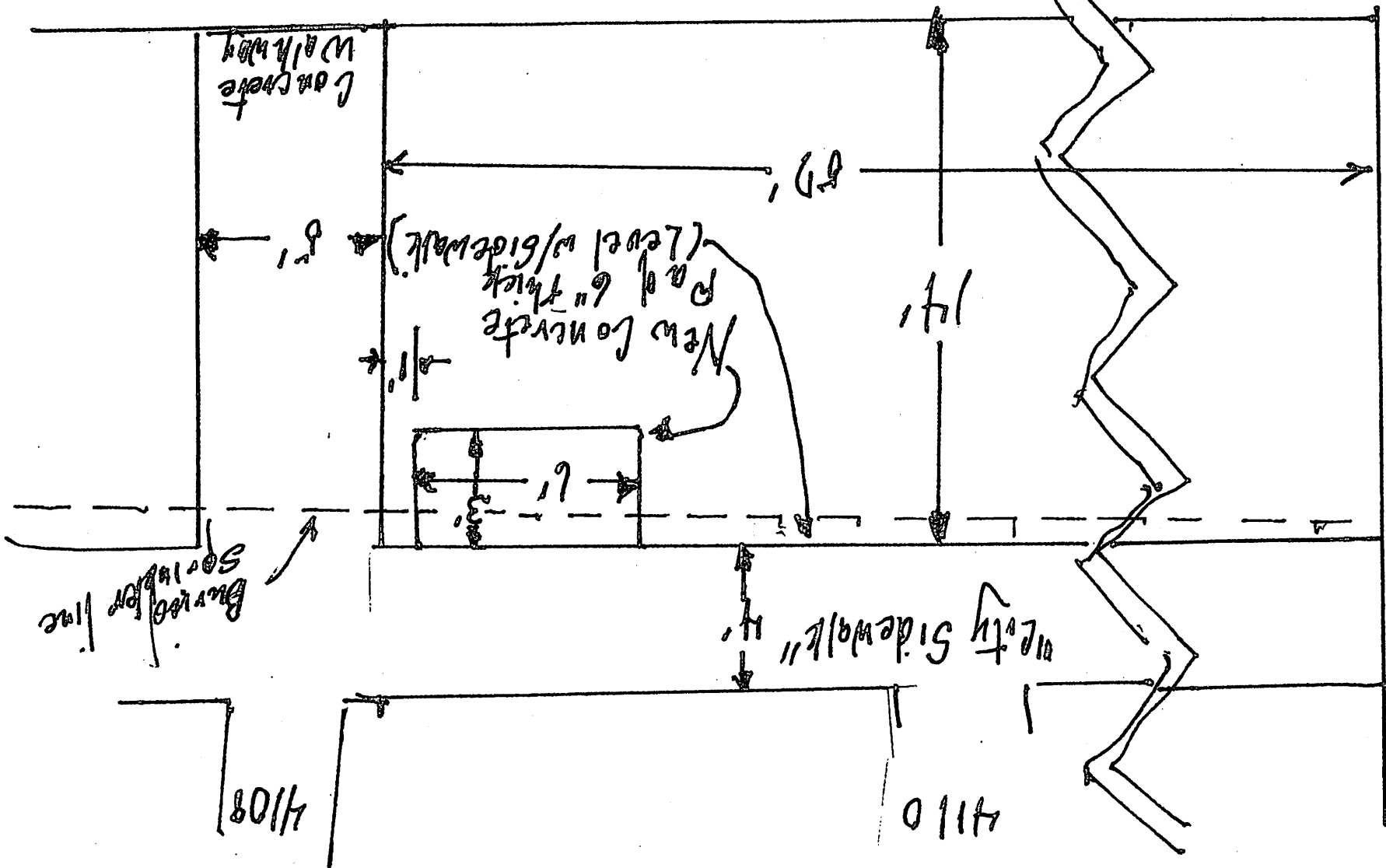
*[Signature]*  
Secretary-Treasurer  
Woodcrest HOA

*[Signature]*  
\$1,250.00

*[Signature]*  
\$1,675.00

Woodcrest

Alley



## Invoice

SHIP TO

ADDRESS

STATE OF

CITY, STATE, ZIP

CLUSTON OF LINDSAY

SOLD 84

## TERMS

509.

DATE \_\_\_\_\_

### DESCRIPTION

PRICE

1341

595-600

DESCRIPTION	PRICE
Slab 6X3X6 deep with material and clean up	\$ 1100



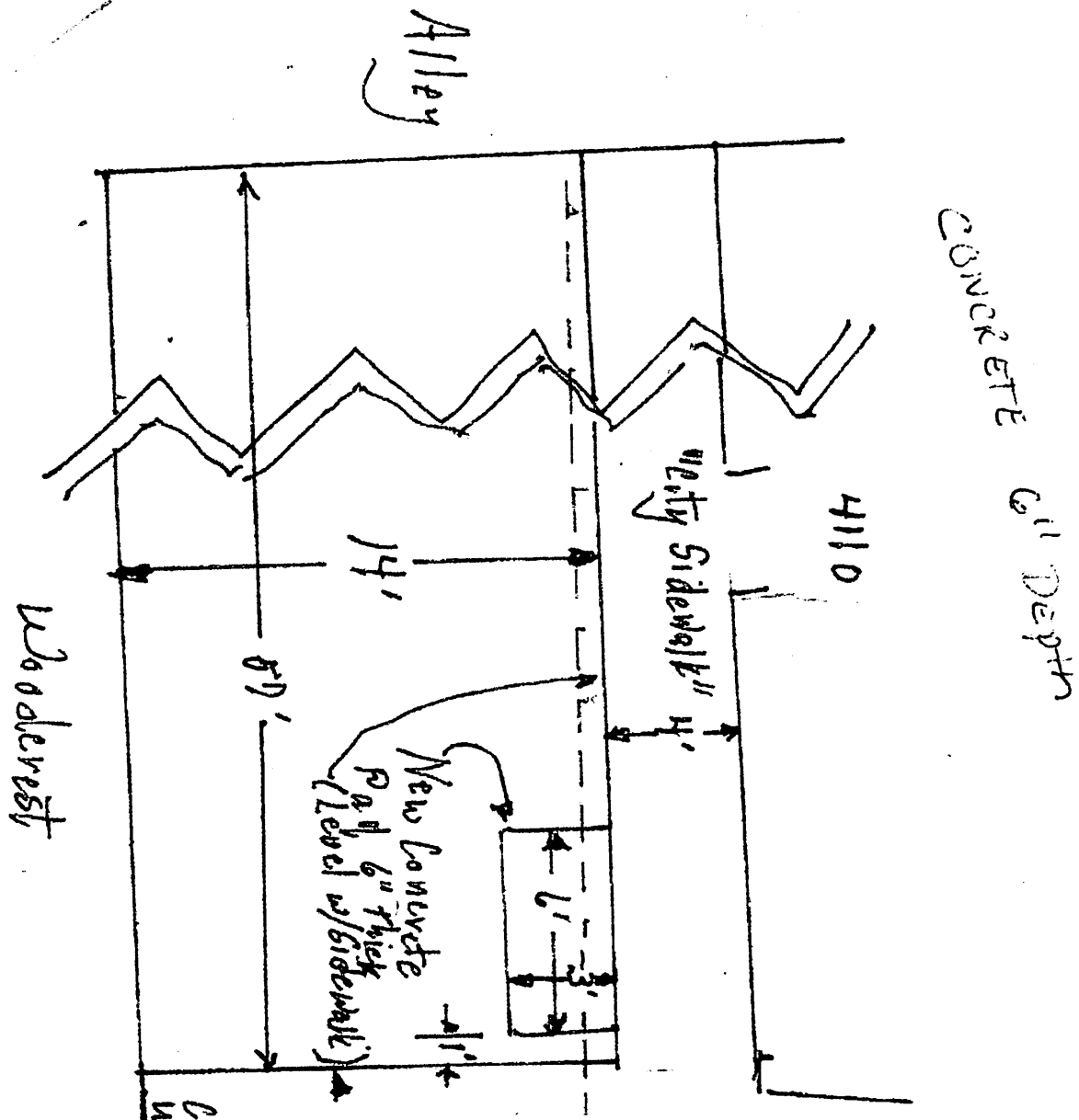
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Paula,

The mailboxes were reversed about 4-5 years ago due to rain getting the mail wet. And I'm afraid the pavers would not create a good walkway with the slope down to the boxes. We are trying to make the boxes more accessible and I'm afraid that the slope and cracks between the pavers might create a trip hazard over the years. Also asking the P. O. to move the boxes twice may create a problem.

I'd like to propose a 3' x 6' pad adjacent to the sidewalk near the intersection of the city sidewalk and the walkway to the street in front of 4108 on the street side of the sidewalk. The P.O. was ok with that and would do the install of the boxes.

Gary



January 26, 2022

Eliseo Castaneda  
117 Bois D Arc Bryan, Texas 77803  
Cell 979-220-2890

Gary Gawer  
4128 Woodcrest Drive  
Bryan, Texas 77802

Estimate: New Concrete Pad 6' x 3'

6" thick, Dovel Inns  
#4 Rebar 18" O.C. Small beam on sides  
Preparation, cleanup & haul off  
Material & Labor Price \$1,450.00

## **WHOA RESPONSIBILITIES**

General-Protect the value and desirability of the entire property

Lawn Maintenance

- Mowing and trimming of grass

- Landscaping-Front Beds, Shrubbery, Mulch, Trees

- Irrigation system

- Sidewalks-From front stoop to city sidewalks, City sidewalks (per Bryan ordinance)

Home Maintenance-Building front only

- Decorative wood timbers and brick posts

- Front Light fixture (does not include light fixture by door)

- Paint on front wood surfaces, including timbers on front

## **HOMEOWNER RESPONSIBILITIES**

- Roof, gutters if desired and any roof vents

- Siding, doors and windows including screens

- Interior

- Wood timbers on rear if applicable

- Paint on sides and rear

- All electrical

- All plumbing

- Any items covered by homeowners insurance not already mentioned

WOODCREST HOMEOWNER'S ASSOCIATION

GENERAL MEETING

February 19, 2022

AGENDA

1. Call to Order
2. Roll Call
3. Secretary's report
  - A. Reading of Minutes (July 11, 2020)
  - B. Request for New Owner and/or New Tenant Info
  - C. Privacy Issues
4. Treasurer's Report
  - A. 2021 Budget Report
  - B. 2022 Budgets
5. Property Manager's Report
6. Old Business
  - A. Major Projects Completed
    - i. Sidewalks
    - ii. Light Fixtures
  - B. Lawn Care by BCS Lawn and More
    - i. Tree Trimming
    - ii. Holes Filled
  - C. Irrigation System
  - D. Touchup Painting
7. New Business
  - A. Projects for 2022
    - i. Repair and Painting of Front Timbers (as needed)
    - ii. Addition and replacement of Crepe Myrtle Trees
  - B. Other New Business
8. Election of Board of Directors
9. Close Meeting.