

SADDLE CREEK

3363 University Drive East, Suite 215
Bryan, TX 77802
979-764-2500

BOARD of DIRECTOR'S MEETING AGENDA

July 19, 2022 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (3/5)**
3. **Review / Approve Previous Meeting Minutes**
4. **Financial Report - Treasurer**
 - 2022 Second Quarter Financial Report
5. **Management Report – Beal Properties**
6. **Team Reports**
 - Improvement Team
 - Architectural Control Team
 - Events Team
 - Pool/Pavilion Team
 - Outreach Team
7. **Unfinished Business**
 - Articles of Incorporation Amendment
 - Restriction Enforcement Policy
8. **New Business**
 - CCR&R Review/Evaluation/Revision Process
9. **Adjourn**

Immediately following the Board Meeting:

Homeowners Forum – A chance to exchange views, bring issues to light and/or provide feedback. An informal discussion amongst neighbors. One or more Board members will be present, and the discussion will be moderated by a Board member.

Under Chapter 209 of the Texas Property Code, all meetings of a Subdivision Association's Board of Directors must be open to Lot Owners, subject to the right of the Board of Directors to adjourn the Board Meeting and reconvene in closed Executive Session to consider actions requiring confidential matters, contract negotiations, litigation, delinquencies, enforcement, etc.

Please note that the Board Meetings are meetings of the Board of Directors, not the members of the Homeowner's Association. While Homeowners are generally allowed to attend Board Meetings (except while in Executive Session) they are not entitled to participate in the Board Meeting and will only be allowed to do so if recognized by the presiding officer during the course of the meeting. This does not apply to those who are appealing a violation under Chapter 209 of Texas Property Code. Those who request a hearing under Chapter 209 within the time frame allowed, will be automatically granted time during the meeting.

SADDLE CREEK

903 S. Texas Ave College Station TX 77845 979-764-2500

BOARD of DIRECTOR'S MEETING AGENDA

April, 2022 @ 6PM

1. **Call to Order – President**
2. **Roll Call/Establishment of Quorum (2/3):** Quorum was determined with all five Board members present.
3. **Review / Approve Previous Meeting Minutes:** The board has already approved January's minutes, and they are on Beal's webpage and the Saddle Creek webpage for viewing.
4. **Financial Report – Treasurer:** After the first calendar quarter, we are in good budget standing. With fiscal responsibility, we should be able to get through the rest of the budget period with the operating budget that we approved at the end of last year for 2022. We only have one member that is currently outstanding with respect to dues (clarified later during management report). It's really an accomplishment to get all the dues in the first calendar quarter. In operating expenses, we had \$17,360 in operating expenses for the first quarter of FY22, leaving us with \$63,250 in net income; we had \$22,680 in payments, leaving us with \$54,851 in ending cash.
5. **Management Reports – Beal Properties:**

Homeowner Status – We have 227 lots in Saddle Creek. All 227 are owner-occupied or under construction. We no longer have any lots owned by builders or the developer.

Delinquencies – We do have that one homeowner that has not paid, let me clarify, they did pay, but when the name came through they did not recognize it and they closed their credit card account and it voided the HOA dues. Beal is in the process of working with the homeowner to get that taken care of. The Board does not need to send out any certified letters since everyone paid their HOA dues.

Violations – Beal is not doing drive-by patrolling right now because the Board still needs to vote and approve the enforcement policy.

6. Team Reports

Improvement Team – No Improvement Team members present. Chuck Gilman gave the update. Three members are willing to continue to serve on the team, meaning we have one vacancy. A lot of work was done this past year on the entrance sign, the walking trail, and the bird houses. Recommended we highlight some of these improvements in future newsletters and help homeowners recognize the improvements that are happening.

Architectural Control Team - There were 77 submissions since the HOA took over in 2020. This year, there have already been 10 submissions. (Fence, pergola, pool, landscape, etc.). The homeowners have done a great job on submitting improvement requests through the Beal portal.

Events Team – Kyle Thigpen is working on fireworks for the 4th of July. If you would like to assist Kyle with fireworks this year, please reach out to him. Spring Cleanup was a success on March 26th. We had three dumpsters; however, lots of tree trimmings were added to one of the dumpsters, taking up significant space. Next year we need to coordinate where tree trimmings should reside and possibly work with the dump on

composting this material. This spring cleanup was coordinated on the same day as Big Event.

Pool/Pavilion Team – Member of Pool Team present. The pavilion, pool, and gate control system were brought up, and we anticipate replacing some of the fencing for security reasons. The Pool Team is seeing some cracking and repairs needed at the pool. Quotes for landscaping for the small areas behind the pool are in progress.

Outreach Team – The Outreach Team sent out a survey to homeowners, and the consensus is that IG&N needs to be straightened out as it's a hazard risk. The County has pushed this back for multiple calendar years. We have 9 volunteers who are willing to go down the County Commissioner's meetings and speak on behalf of Saddle Creek. All that is needed is for project to be funded and started. The Outreach Team will put some talking points together and be prepared, not to be argumentative, but to state our concerns and request the project be started. The plan includes 4 lanes into the neighborhood. There were 15-18 responses to the survey.

7. Unfinished Business

Articles of Incorporation Amendment - Beal has reached out to the Attorney many times, but he has not completed it. Beal will follow up again.

Beal Contract Renewal – The Beal contract was coming to an end, so we needed to vote on the contract, whether to renew or to let the contract expire and hire a new management company. The Board thoroughly interviewed and researched other property management companies. We found it in our best interest regarding services provided and cost effectiveness that the Beal should be renewed for another year. It was voted on by the Board, unanimously passed 5-0 to renew the contract.

8. New Business

Restriction enforcement policy - Beal presented the Board with a draft restriction enforcement policy to be amended or adopted. Once adopted, the policy would be filed with the County. This policy would outline exactly what the procedure is for restrictions enforcement and notices. For the process to continue, the Board needs to edit or adopt, by vote, the policy. Once approved, the policy would be signed and filed with the County. Once completed, Beal will continue with drive-by inspections of the neighborhood. The policy can be voted on electronically once all of the Board members have reviewed the policy. Beal is available to answer any questions if needed. The policy needs to be in-line with CCRs.

CCRs Revision Process – A plan was presented to get homeowner input on potentially harmonizing and improving on Saddle Creek CCRs across all phases of the neighborhood. The first step would be to poll the neighborhood and see if homeowners want to revise our CCRs via a couple of quick questions. If it appears that the neighborhood wants to revise the CCRs, we will solicit volunteers with at least one homeowner from each phase. The Board is about one-third the way through the process of identifying differences between the CCRs, building on work by the Architectural Control Committee. The proposed plan, pending homeowner input, would be to begin the review of the CCRs by breaking up into groups, like the by-law's revision process. Beal stated that the revision to the CCRs requires a 67% vote (clarified later as 50% + 1 vote). The Board would like to move forward with sending out a poll.

Wixson Appeal – Melissa Berquist moved to hear the appeal from the Wixsons regarding the denial of their variance request by the ACC. John Pappas seconded motion. All were in favor, 5-0, to hear appeal. Brenda moved that Dwayne be the Sergeant of Arms for handling the appeal process, Chuck Gillman seconded; all were in favor. The Board heard the appeal, with the ACC having five minutes to present, and then Mr. Wixson having five minutes to present.

Mr. Will Dierkson with the ACC spoke first. Will stated this was the first project that the ACC has reviewed for approval that the homeowner stated has already been approved. The ACC has only looked at new projects. The ACC did not feel comfortable approving the project based on talks with the homeowner, nor did the ACC see any legal basis to approve, or the ability to approve or deny, a previously approved project. If this was a brand-new project, the ACC would not approve it as presented. The encroachment is not significant, and the ACC did not feel that the drainage issue described was compelling enough that the only place to build was within the setback. Mr. Wixson does not have anything in writing stating that the project was previously approved.

Mr. David Wixson spoke second. Mr. Wixson stated that this project was approved prior to the HOA by ML Schehin (Saddle Creek developer). David explained how the water flows through his property and moves towards the pond. The one extra foot into the setback was critical to allow for the water to flow naturally and not restrict flow. Mr. Wixson asks that the Board approve a variance, so he doesn't have to tear the structure down.

Following the ACC and homeowner presentations, Board members were given two minutes each to speak.

Chuck Gilman stated when he moved here and then built a second house in the neighborhood that ML was the architect and builder and there were a lot of things that ML approved with verbal approval. There weren't the formal processes in place like we do now. ML put in my propane tank, so I understand how there could be a lack of documentation. I would not want to remove a structure built in the setback. Part of my shop is built in the setback; I went to the County and filed the proper paperwork for a variance. I do have some concern adding this as new business because no other homeowners or neighbors are here that may be impacted by this variance request.

Brenda Hiler stated she has deliberated over this; she doesn't want him (David Wixson) to have to tear down his shed. She hasn't set foot on his property and doesn't know where the shed sits, so she can't confirm that it's a drainage issue. If there is a drainage issue, then she would like to be afforded the time to see that in person and the Board has not been able to get together to allow Mr. Wixson to explain during a site visit. She indicated she also has a filed variance as well. She stated her trust in the Architecture team.

Dwayne Cordray stated that as we move forward, these processes must be forthcoming from the very beginning. Not conveying the message honestly to the ACC adds a lot of confusion to the project regarding what is really going to take place and the type of approval needed. He reminded homeowners to keep that in mind when requesting projects. The more information you can provide, especially from an engineering standpoint, the better.

Melissa Berquist stated part of why she ran for the Board was to try and correct things that had been left unattended for too long, and to her, this is one of those things. There are several homeowners in the neighborhood with out of compliance buildings, structures, or other things on their property. Finding a way to integrate those into our neighborhood and into compliance is essential; just because they are a historical legacy, they can't be left to hang in the wind. This is the first one to come to the Board's attention, Obviously the structure has stood for several years without a variance request being presented, but it's presented before the Board now and provides the opportunity to start to change some things that maybe before the HOA took over weren't done or weren't done properly or weren't codified with the appropriate paperwork to make changes for positive good for our neighbors and for our neighborhood. She felt very strongly this is an open meeting and something to be added to the agenda and can be handled as open new business.

John stated his house sits five feet into the setback and there is not a formal variance filed. There are other structures that are like that, too, and with the amount of information from the ACC, the Board should be able to determine a decision. He does not think the Board should penalize someone because the previous HOA (developer) did not follow the CCRs (for approving structures/granting variances).

Melissa Berquist moved to vote on the appeal; Dwayne Cordray seconded. All were in favor, 5-0 to vote.

John Pappas moved to approve the Wixson variance request; Dwayne Cordray seconded. The Board voted: John, Chuck, Dwayne, and Melissa voted yes. Brenda voted no. The variance request was approved 4-1.

9. **Adjourn** – John Pappas motioned to adjourn; Dwayne Cordray seconded. Brenda Hiler declared meeting adjourned.

Cash Flow

Beal Properties

Properties: Saddle Creek Homeowner's Association - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 04/01/2022 to 06/30/2022

Accounting Basis: Cash

Level of Detail: Detail View

Include Zero Balance L Accounts: No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Operating Income & Expense				
Income				
Homeowners Association Dues	0.00	0.00	78,684.83	96.01
Certified Letter Charge	0.00	0.00	63.61	0.08
SC HOA INCOME				
SC Homeowner Dues	780.00	79.59	2,160.00	2.64
SC Title Transfer Fees	200.00	20.41	250.00	0.31
SC Deed Restriction Income	0.00	0.00	800.00	0.98
Total SC HOA INCOME	980.00	100.00	3,210.00	3.92
Total Operating Income	980.00	100.00	81,958.44	100.00
Expense				
SC HOA Expenses				
SC Management Fees	1,650.00	168.37	3,200.00	3.90
SC Grounds Maintenance				
SC Landscape & Turf Maintenance	3,756.28	383.29	4,521.30	5.52
SC Landscape Repairs	736.10	75.11	736.10	0.90
Total SC Grounds Maintenance	4,492.38	458.41	5,257.40	6.41
SC Pool Annex Expense				
SC Building Repair & Maintenance	123.50	12.60	640.95	0.78
SC Janitorial Expense	467.36	47.69	916.85	1.12
SC Pool Cleaning Expense	5,278.16	538.59	7,232.72	8.82
Total SC Pool Annex Expense	5,869.02	598.88	8,790.52	10.73
SC Flags, Decorations & Signs	0.00	0.00	49.55	0.06
SC Insurance Expense				
SC Directors & Officers Insurance	1,374.00	140.20	1,374.00	1.68
Total SC Insurance Expense	1,374.00	140.20	1,374.00	1.68
SC Professional Fees				
SC Legal Fees	700.00	71.43	1,525.00	1.86
Total SC Professional Fees	700.00	71.43	1,525.00	1.86
SC Utilities Expense				
SC Electric Expense	2,250.61	229.65	5,198.01	6.34
SC Water/Irrigation Expense	229.41	23.41	641.88	0.78
SC Trash Expense	105.42	10.76	138.42	0.17
Total SC Utilities Expense	2,585.44	263.82	5,978.31	7.29
SC Meeting Expense	0.00	0.00	20.56	0.03
SC Community Events Expense				
SC July 4th Expense	3,452.20	352.27	3,452.20	4.21

Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Total SC Community Events Expense	3,452.20	352.27	3,452.20	4.21
SC Software Expense	0.00	0.00	159.80	0.19
SC Transfer to Reserve Expense	0.00	0.00	7,500.00	9.15
Total SC COA Expenses	20,123.04	2,053.37	37,307.34	45.52
Total Operating Expense	20,123.04	2,053.37	37,307.34	45.52
NOI - Net Operating Income	-19,143.04	-1,953.37	44,651.10	54.48
Total Income	980.00	100.00	81,958.44	100.00
Total Expense	20,123.04	2,053.37	37,307.34	45.52
Net Income	-19,143.04	-1,953.37	44,651.10	54.48
Other Items				
Prepayments	0.00		-22,680.00	
Net Other Items	0.00		-22,680.00	
Cash Flow	-19,143.04		21,971.10	
Beginning Cash	55,394.87		14,280.73	
Beginning Cash + Cash Flow	36,251.83		36,251.83	
Actual Ending Cash	36,251.83		36,251.83	

Expense Distribution

Properties: Saddle Creek Homeowner's Association - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 03/01/2022 to 06/30/2022

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
4606 - Certified Letter Charge											
	03/31/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	6.96	0.00	2149	06/10/2022	Certified Letter Charge for 03/2022
6840 - Utilities - Water											
103-2810-02 ACH	03/31/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	0.00	0.00			WATER
8310 - SC Management Fees											
	03/01/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2136	03/10/2022	HOA Management Fee
	04/01/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2139	04/11/2022	April 2022
	05/09/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2143	05/10/2022	Management Fee for 05/2022
	06/06/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	550.00	0.00	2149	06/10/2022	Management Fee for 06/2022
							2,200.00	0.00			
8332 - SC Landscape & Turf Maintenance											
16474	03/10/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Rite Lawn Spraying Service	2200	276.04	0.00	2138	03/10/2022	Lawn Spraying
4288	04/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	324.75	0.00	2142	04/12/2022	Monthly Bed Maintenance - March
4141	04/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite	The Ground Crew	2200	216.50	0.00	2142	04/12/2022	Monthly Bed Maintenance -

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
		Association		215 Bryan, TX 77802							February
1864	04/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	270.63	0.00	2141	04/12/2022	Monthly Landscaping - March
1888	05/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	541.25	0.00	2145	05/12/2022	Monthly Landscaping - April
4448	06/10/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	606.20	0.00	2154	06/10/2022	Fertilizer and Mulch Entrance and Pool
4631	06/10/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	324.75	0.00	2154	06/10/2022	Monthly Bed Maintenance - May
1908	06/10/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Green Guys Landscaping, LLC	2200	1,472.20	0.00	2152	06/10/2022	Mowing May
							4,032.32	0.00			
8333 - SC Landscape Repairs											
4327	05/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Ground Crew	2200	541.25	0.00	2148	05/12/2022	New Landscape Lighting
4234	06/30/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	David Ernstes	2200	194.85	0.00	2155	06/30/2022	Crushed Granite added to Nature Trail
							736.10	0.00			
8341 - SC Building Repair & Maintenance											
	06/30/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Ronald Whitworth	2200	123.50	0.00	2158	06/30/2022	Repair Lock and replace light bulbs at Pavilion
8342 - SC Janitorial Expense											
	06/10/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	47.36	0.00	2149	06/10/2022	Pavilion Supplies

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
113	06/10/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Cheryl Calame	2200	420.00	0.00	2150	06/10/2022	Pavilion Janitorial Service Jan - May
							467.36	0.00			
8344 - SC Pool Cleaning Expense											
1573	04/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	796.72	0.00	2140	04/12/2022	Monthly Pool Cleaning and Chemicals - March
1585	05/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	3,576.58	0.00	2144	05/12/2022	Monthly Pool Cleaning and Chemicals - April
1595	06/10/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Clear Water Pool Company	2200	904.86	0.00	2151	06/10/2022	Pool Cleaning - May
							5,278.16	0.00			
8363 - SC Directors & Officers Insurance											
1000624440	05/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	The Cincinnati Insurance Companies	2200	1,374.00	0.00	2147	05/12/2022	Annual Insurance D&O Policy
8371 - SC Legal Fees											
6943	05/12/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Hoelscher, Lipsey, Elmore, Poole, & Turnbill, P.C.	2200	700.00	0.00	2146	05/12/2022	Finalize Settlement Agreement
7184	06/10/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Hoelscher, Lipsey, Elmore, Poole, & Turnbill, P.C.	2200	2,050.00	0.00	2153, 2153, 2160	06/10/2022, 06/10/2022, 07/12/2022	Restriction Enforcement
							2,750.00	0.00			
8391 - SC Electric Expense											
2431800 ACH	03/02/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	570.57	0.00	2431800 ACH	03/02/2022	Electric
2431800 ACH	04/04/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX	Bryan Texas Utilities	2200	570.19	0.00	2431800 ACH	04/04/2022	Electric

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
77802											
2431799 ACH	04/04/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	221.00	0.00	2431799 ACH	04/04/2022	Electric
2431800 ACH	05/03/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	472.94	0.00	2431800 ACH	05/03/2022	Electric
2431799 ACH	05/03/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	231.95	0.00	2431799 ACH	05/03/2022	Electric
2431800 ACH	06/02/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	522.58	0.00	2431800 ACH	06/02/2022	Electric
2431799 ACH	06/02/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	231.95	0.00	2431799 ACH	06/02/2022	Electric
							2,821.18	0.00			

8392 - SC Water/Irrigation Expense

103-8138-00 ACH	03/31/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	13.98	0.00	103-8138-00 ACH	03/31/2022	Water
103-2810-02 ACH	04/29/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	8.54	0.00	103-2810-02 ACH	04/29/2022	Water
103-8138-00 ACH	04/29/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	38.31	0.00	103-8138-00 ACH	04/29/2022	Water
103-2810-02 ACH	05/31/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	29.15	0.00	103-2810-02 ACH	05/31/2022	Water
103-8138-00 ACH	05/31/2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	48.84	0.00	103-8138-00 ACH	05/31/2022	Water
103-2810-02	06/30/	Saddle Creek		3363 University	Wellborn Special	2200	29.15	0.00	103-2810-02	06/30/2022	Water

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
ACH	2022	Homeowner's Association		Drive East Suite 215 Bryan, TX 77802	Utility District				ACH		
103-8138-00 ACH	06/30/ 2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	75.42	0.00	103-8138-00 ACH	06/30/2022	Electric
							243.39	0.00			
8393 - SC Trash Expense											
26408	04/14/ 2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	35.14	0.00	26408 ACH	04/14/2022	Recycling
31661 ACH	05/17/ 2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	35.14	0.00	31661 ACH	05/17/2022	Recycling
718970007956	06/06/ 2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	BVR Waste and Recycling	2200	35.14	0.00	drafted	06/06/2022	Trash Pick up Saddle Creek HOA ACH
							105.42	0.00			
8411 - SC July 4th Expense											
081294	06/16/ 2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Jake's Fireworks, Inc.	2200	2,381.12	0.00	Paid by Pay HOA	06/16/2022	2022 July 4th Fireworks
July 4th Water Slide	06/30/ 2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Charles Gilman	2200	621.08	0.00	2156	06/30/2022	July 4th Water Slide
Cash for July 4th	06/30/ 2022	Saddle Creek Homeowner's Association		3363 University Drive East Suite 215 Bryan, TX 77802	Saddle Creek HOA	2200	450.00	0.00	2157	06/30/2022	\$250 donation to BCVFD, \$200 for clean up
							3,452.20	0.00			
Total							23,590.59	0.00			



3363 University Drive East, Suite 215
Bryan, TX 77802
(979)764-2500 www.bealbcs.com

July 19, 2022

Saddle Creek Management Report

Delinquency Report: As of today, there is a total of \$49.66 outstanding. All are Certified Mail charges.

Violation Report: 14 current active violations. Primarily trailers in driveways. Property drives resumed on 7/18 and will be occurring every 2 weeks again from here on out. New Saddle Creek Violations Enforcement Policy is posted on the Beal and Saddle Creek websites.

Property Report:

Wellborn SUD has reinstated Stage 3 Watering Restrictions:

For addresses ending in 0, 1, 2, and Commercial Meters, designated watering days are Thursday and Sunday

For addresses ending in 3,4,5 and Homeowners Associations, designated watering days are Tuesday and Friday

For addresses ending in 6,7,8,9 designated watering days are Wednesday and Saturday

On designated watering days your sprinkler system timer must be set to start no earlier than 9 p.m. and must be set to stop no later than 6 a.m. the following morning.