

BOARD of DIRECTOR'S MEETING AGENDA

July 29, 2021 @ 6PM

1. Call to Order – President

2. Roll Call/Establishment of Quorum (2/3) quorum was determined with all Board of Directors present

3. Review / Approve Previous Meeting Minutes minutes from April 29, 2021, were approved as noted

4. Financial Report - Treasurer

- 2021 2nd Quarter Financial Report when receiving books Feb. 2020, from MLS Development, the budget was determined from the amount of money presently in the account which included all collected dues. The 2021 budget was determined from the list of homeowners and numbers of lots (258) as provided in plats and homeowner list. When all 2021 dues were collected, Beal compared amount of money actually collected to the budget based on 258 lots. When comparing homeowners list with the Brazos Valley CAD and we actually have 228 lots. The plat and lists skip numbers and we were not aware of this situation when receiving documents in 2020. Because of the \$15,000 in savings from 2020 and 2021, we will be able to meet our financial requirements. Next year the budget will be based on the actual 228 lots. We budgeted \$2500 for attorney fees and have presently spent \$1575 for bylaw reviews, violation research and letters to homeowners. These fees are passed on and should be recovered from homeowners. We are on target with pool fees and Events team did great job in spending a total of \$2510.87 for fireworks, donation for fire department and clean up crew. Maintenance fees for landscaping and pavilion is on target.

5. Management Reports – Beal Properties

- Dues/Delinquency Status currently \$1615.55 outstanding – 100% is legal fees owed to the subdivision along with CC mail charges – will be recouped at some point

- Violation Report 24 active violations – 8 RV and trailers not screened – 1 pool equipment not screened, remainder is bb goals and lawn care – dead trees will be addressed on next drive through – there will be an allowance of 60 days for removal of large trees from notice being received

- Property and Project Updates replace water heater and ice machine was plumbed incorrectly and has been corrected

- Legislative Update bills passed that effect HOA and will review after September and information will be sent in newsletter

6. Team Reports

- Improvement Team approval last meeting for cameras and the contract has been delivered for installation in the near future. YOM committee continues to search for that special yard and upcoming holiday season events will be posted in next newsletter.

- Architectural Control Team all submissions have been reviewed and approved. Homeowners are contacting ACT and Beal when something is going on that could be construed as a violation. Emphasis is continued on mowing by streets when weather allows.
- Events Team Back to school event – kudos for July 4th celebration -
- Pool/Pavilion Team athletic field was treated army worms and weeds. Thanks to Ashwin Balasubramanian for heading up group to purchase 4 new chairs for the pool. The pool area and bathroom are now cleaned twice a week.
- Outreach Team road and bridge contacted HOA for resurfacing of roads. Exact date is unknown because of rains. Encourage everyone to sign up for website.

7. Unfinished Business

- By-Laws Amendment Update Bylaws team headed by Chris Perkins report merging versions to have final draft to present to BOD by mid September.

8. New Business

- New emergency pool phone State law requires emergency phone at the pool. The phone is in the process of being acquired and installed.

- 9. Adjourn** Donnie motioned to adjourn and seconded by Brenda. Anita declared meeting adjourned.