



Beal Properties Inc.  
3363 University Drive East, Suite 215  
Bryan, TX 77802  
(979)764-2500 www.bealbcshoa.com

Board of Directors Meeting – Agenda  
January 19, 2023 10:00am  
Location: 3363 University Drive East, Suite 215, Bryan, TX 77802  
And via Zoom

1. Call Meeting to Order
2. Review Previous Board Meeting Minutes
3. Financial Report
  - a. 4th Quarter Financial Review
  - b. Update – Capital Improvement Loan Balance and Payoff
4. Management Report
  - a. Delinquency
  - b. Violations
  - c. Property Updates
5. Old Business
  - a. Rain Gutters, Fencing, Drainage & Landscape Projects
  - b. Front Pedestrian Gate
  - c. Pool Fill Line
6. New Business
  - a. Financing for New Projects
  - b. Reserve Study
  - c. Parking Lot Repairs
7. Adjourn.

Under Chapter 201 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 201 of Texas Property Code. Those who request a hearing under Chapter 201 within the time frame allowed, will be automatically granted time during the meeting.



Beal Properties Inc.  
3363 University Drive East, Suite 215  
Bryan, TX 77802  
(979)764-2500    [www.bealbcshoa.com](http://www.bealbcshoa.com)

Topic: Canyon Creek HOA Quarterly Board Meeting

Time: Jan 19, 2023 10:00 AM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/86835744686?pwd=bIR4cjFDamNPbGNqdJlJTQlp6N3ovQT09>

Meeting ID: 868 3574 4686

Passcode: 432595

Canyon Creek Owners' Association, Inc.  
2022 Annual Members' Meeting  
October 21, 2022  
11:00 am

Attending in person: Toni Myers, Beal Properties, Inc

Attending via Zoom:

Susie Hogue, VP/Sec, 1307

Jennette Tran, Treasurer, 1341

David Henry, President, 1309

Carolyn Sittenauer, 1238

John de Graca, 1319

1. Meeting called to order 11:04 a.m. A quorum of board attendance was determined present for business.
2. Minutes of July 15, 2022 BOD Meeting read, motion made, and minutes were approved.
3. Financial Report
  - a. 3<sup>rd</sup> Quarter Financial Review: Income and expenses discussed. Ending balance \$34,692.
  - b. Capital Improvement Loan Update: Loan balance \$25,900.
4. Management Report:
  - a. Delinquency: \$32,247 outstanding. This includes 4 owners unpaid Special Assessment and 8 owners unpaid July dues.
  - b. Violations: 13 violations noted on last inspection. Owners notified.
  - c. Property Updates: Unit numbers installed and cameras operational. Working with metal fabricator on front pedestrian gate.
5. Old Business:
  - a. Rules and Regulations: Changes discussed & approved unanimously. Will be filed with county.
  - b. Rain Gutters, drainage & landscaping will be rebid, fencing will follow TXDOT's completion of sound wall. ETA Spring 2023.
  - c. Front pedestrian gate: Discussed process of rebuilding the gate 4x4 steel posts.
  - d. Pool Fill Line: Discussed
  - e. Trash: Roll off container and door notices discussed.
6. New Business:
  - a. 2023 Budget: Discussion of increased expenses and the 2023 dues will be raised 15%, making the 2023 dues \$1355 due in January and July.
7. Adjourned at 11:31 a.m.

Next Board of Directors Meeting: January 13, 2023 @ 10:00 a.m.

## Cash Flow

### Beal Properties

**Properties:** Canyon Creek Owner's Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

**Date Range:** 10/01/2022 to 12/31/2022 (Last Quarter)

**Accounting Basis:** Cash

**Level of Detail:** Detail View

**Include Zero Balance GL Accounts:** No

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Interest Income	121.92	1.30	467.07	0.11
Pool Jobs	35.00	0.37	7,275.00	1.65
Insurance Claim Receipts	0.00	0.00	23,407.31	5.30
Late Fees/NS Rent	0.00	0.00	87.92	0.02
Homeowners Association Dues	3,023.35	32.30	160,196.38	36.30
Special Assessment	6,171.91	65.93	249,678.97	56.58
Certified Mail Charges Recovered	9.14	0.10	9.14	0.00
Miscellaneous Income	0.00	0.00	190.00	0.04
<b>Total Operating Income</b>	<b>9,361.32</b>	<b>100.00</b>	<b>441,311.79</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	0.00	0.00	50.21	0.01
HOA Dues - Refund of Overpayment	0.00	0.00	1,120.24	0.25
Mortgage Interest Exp	317.67	3.39	7,439.23	1.69
Mortgage Payment Expense	88,366.70	943.96	252,816.73	57.29
Cellular Service	51.95	0.55	51.95	0.01
Electrical Repairs	0.00	0.00	2,793.66	0.63
Fence Repair	0.00	0.00	13,341.37	3.02
General Maintenance	1,914.93	20.46	3,029.36	0.69
Insurance	0.00	0.00	55,349.00	12.54
Transfer to Reserves	0.00	0.00	8,400.00	1.90
Keys/Locks	51.95	0.55	1,567.45	0.36
Legal Fees	0.00	0.00	775.00	0.18
Lawn/Property Maintenance	9,369.97	100.09	28,459.86	6.45
Landscape - Irrigation Repair	823.10	8.79	2,341.59	0.53
Membership Meeting Expense	0.00	0.00	89.00	0.02
Special Projects	0.00	0.00	8,741.03	1.98
Management Fee	2,130.00	22.75	8,520.00	1.93
Office Expenses	0.00	0.00	228.00	0.05
Pest Control	216.50	2.31	1,299.00	0.29
Plumbing Expense	0.00	0.00	141.44	0.03
Porter Service	600.00	6.41	3,295.00	0.75
Pool Expense	1,801.81	19.25	7,919.95	1.79
Professional Fees	245.00	2.62	245.00	0.06
Property Taxes	8.52	0.09	8.52	0.00
Roofing Expense	0.00	0.00	30,000.00	6.80
Security Expense	5,888.24	62.90	13,220.63	3.00
Sign Expense	0.00	0.00	2,938.61	0.67

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Telephone Service	149.88	1.60	616.96	0.14
Trash Pick-up	450.00	4.81	2,700.00	0.61
Utilities	1,121.02	11.98	1,236.74	0.28
Utilities - electric	0.00	0.00	1,755.72	0.40
Utilities - Sprinkler	0.00	0.00	1,512.05	0.34
<b>Total Operating Expense</b>	<b>113,507.24</b>	<b>1,212.51</b>	<b>462,003.30</b>	<b>104.69</b>
<b>NOI - Net Operating Income</b>	<b>-104,145.92</b>	<b>-1,112.51</b>	<b>-20,691.51</b>	<b>-4.69</b>
Total Income	9,361.32	100.00	441,311.79	100.00
Total Expense	113,507.24	1,212.51	462,003.30	104.69
<b>Net Income</b>	<b>-104,145.92</b>	<b>-1,112.51</b>	<b>-20,691.51</b>	<b>-4.69</b>
<b>Other Items</b>				
Prepayments	30,080.17		14,400.34	
<b>Net Other Items</b>	<b>30,080.17</b>		<b>14,400.34</b>	
<b>Cash Flow</b>	<b>-74,065.75</b>		<b>-6,291.17</b>	
<b>Beginning Cash</b>	<b>114,692.77</b>		<b>45,797.95</b>	
<b>Beginning Cash + Cash Flow</b>	<b>40,627.02</b>		<b>39,506.78</b>	
<b>Actual Ending Cash</b>	<b>40,627.02</b>		<b>40,627.02</b>	

## Expense Distribution

**Properties:** Canyon Creek Owner's Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

**Payees:** All

**Bill Date Range:** 10/01/2022 to 12/31/2022 (Last ☐ quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6102 - Mortgage Interest Exp											
	10/1☐2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank	2200	213.21	0.00	drafted from bank account	10/1☐2022	Capital Improvemnet Loan Payment
1088825	11/10/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	104.46	0.00	drafted	11/21/2022	Capital Improvement Loan Payment
							317.67	0.00			
6104 - Mortgage Payment Expense											
	10/1☐2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank	2200	2,681.58	0.00	drafted from bank account	10/1☐2022	Capital Improvemnet Loan Payment
Renovation payment	10/21/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank	2200	80,000.00	0.00	drafted	10/21/2022	Renovation payment towards the bank. AC☐
1088825	11/10/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank Loans	2200	2,790.33	0.00	drafted	11/21/2022	Capital Improvement Loan Payment
renovation bank loan	12/1☐2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Prosperity Bank	2200	2,894.79	0.00	drafted	12/1☐2022	renovation bank Loan (AC☐)
							88,366.70	0.00			
6205 - Cellular Service											
1☐1☐570	11/25/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	Paid by Pay ☐OA, Paid by Pay ☐OA, drafted	11/25/2022, 11/25/2022, 11/2☐2022	Door King
6455 - General Maintenance											
14665	10/18/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	T. Dry Make Ready	2200	1,164.54	0.00	1566	10/1☐2022	☐ang New Unit Number Signs
11244	11/0☐	Canyon Creek		3363 University	The Clean Up	2200	84.16	0.00	1575	11/21/2022	Weather

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	Owner's Association, Inc.		Drive East Suite 215 Bryan, TX 77802	Crew						Stripping Replacement
11527	11/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	The Clean Up Crew	2200	450.00	0.00	1575	11/21/2022	Bulk Trash Pickup
14765	12/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	T. Dry Make Ready	2200	216.23	0.00	1580	12/07/2022	Installed directional signs in complete
							1,914.93	0.00			

### 6472 - Keys/Locks

1037282	12/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	drafted	12/28/2022	Monthly key monitoring
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### 6475 - Lawn/Property Maintenance

35600	10/18/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1563	10/18/2022	Monthly Landscaping - October
22040	12/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Brazos Valley Stump Grinding and Tree	2200	2,976.88	0.00	1577	12/01/2022	Tree and Stump Work
35830	12/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1578	12/05/2022	Monthly Landscaping - November
4707	12/08/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Lopez Boy	2200	120.00	0.00	1585	12/16/2022	Dug out ditch canal between units 124 & 1251
36027	12/12/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	2,091.03	0.00	1582	12/16/2022	Monthly Landscaping - December
							9,369.97	0.00			

### 6476 - Landscape - Irrigation Repair

35601	10/18/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX	Greener Images	2200	115.56	0.00	1563	10/18/2022	Repair to broken spray body - Unit 1337
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## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
77802											
35710	10/18/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	101.76	0.00	1563	10/11/2022	Irrigation Repair - In front of unit 1327
35676	10/11/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Greener Images	2200	605.78	0.00	1561	10/11/2022	Routine inspection - Irrigation Repairs

823.10 0.00

### 6540 - Management Fee

	10/03/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1562	10/03/2022	Management Fee for 10/2022
	11/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1570	11/08/2022	November 2022 - Management Fee
	12/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	710.00	0.00	1571	12/05/2022	December 2022 - Management Fee

2,130.00 0.00

### 6695 - Pest Control

125222	11/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	216.50	0.00	1571	11/15/2022	Fire Ant Treatment
126820	12/27/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Arrow Pest Control	2200	216.50	0.00	1588	01/18/2023	Pest Control

433.00 0.00

### 6701 - Porter Service

2562	10/18/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	1568	10/11/2022	Monthly Trash Pick Up
2585	11/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX	Robert Walker	2200	200.00	0.00	1576	11/21/2022	Porter Service



## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
77802											
2636	12/02/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	225.00	0.00	1514	01/18/2023	Porter Service
2624	12/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	200.00	0.00	1581	12/07/2022	Monthly Porter Service

825.00 0.00

### 6702 - Pool Expense

2022582	10/18/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	447.36	0.00	1565	10/11/2022	Monthly Cleaning and Chemicals
2261483	10/18/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kings III Of America, LLC	2200	139.64	0.00	1564	10/11/2022	Quarterly Service - Pool Phone
2022620	11/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	863.00	0.00	1573	11/15/2022	Pool Maintenance
2022647	12/07/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	351.81	0.00	1586	12/16/2022	Pool Maintenance
2022683	12/22/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	351.81	0.00	1512	01/18/2023	Pool Maintenance
2022703	12/30/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Oasis Pools	2200	351.81	0.00	1512	01/18/2023	Pool Maintenance

2,505.43 0.00

### 6705 - Professional Fees

216814	10/18/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Thompson, Derrig and Craig, P.C.	2200	245.00	0.00	1567	10/11/2022	Tax Preparation
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## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6710 - Property Taxes											
21348	10/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, TañA/C	2200	2.13	0.00	1533	01/18/2023	2022 Tax Statement
112158	12/07/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, TañA/C	2200	2.13	0.00	1584	12/16/2022	2022 Tax Statement
112124	12/07/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, TañA/C	2200	2.13	0.00	1584	12/16/2022	2022 Tax Statement
112073	12/07/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, TañA/C	2200	2.13	0.00	1584	12/16/2022	2022 Tax Statement
112034	12/07/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kristeen Roe, TañA/C	2200	2.13	0.00	1584	12/16/2022	2022 Tax Statement
							10.65	0.00			
6752 - Security Expense											
101670	10/24/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DoorKing Inc.	2200	51.95	0.00	AC3	10/24/2022	Security
161332	11/03/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DefTech AV	2200	2,683.08	0.00	1572	11/15/2022	Surveillance Charges
173830	11/03/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	DefTech AV	2200	3,153.21	0.00	1572	11/15/2022	Security System Install
							5,888.24	0.00			
6757 - Telephone Service											
2326607	12/07/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Kings III Of America, LLC	2200	149.88	0.00	1583	12/16/2022	Phone Expense
6776 - Trash Pick-up											
2557	10/18/2022	Canyon Creek		3363 University	Robert Walker	2200	135.00	0.00	1568	10/18/2022	Bulk Trash Pick

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2022	Owner's Association, Inc.		Drive East Suite 215 Bryan, TX 77802							Up - September
2573	11/01/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	180.00	0.00	1574	11/15/2022	Bulk Pick Up
2508	12/06/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Robert Walker	2200	135.00	0.00	1581	12/07/2022	Monthly Bulk Pick Up
							450.00	0.00			
6810 - Utilities											
22003-10008	10/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	416.45	0.00	AC0	10/28/2022	1267 Harvey Mitchell
22003-105682	10/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	42.18	0.00	AC0	10/28/2022	1228 Canyon Creek
22003-105602	10/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	12.08	0.00	AC0	10/28/2022	1241 Canyon Creek
22003-105604	10/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.26	0.00	AC0	10/28/2022	1251 Canyon creek
22003-106322	10/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	AC0	10/28/2022	1313 Canyon Creek
22003-106324	10/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	144.72	0.00	AC0	10/28/2022	1340 Canyon Creek
22003-106446	10/28/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	14.43	0.00	AC0	10/28/2022	1325 Canyon Creek
22003-106322	11/20/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	9.75	0.00	drafted	11/20/2022	1313 - utilities -electric

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
22003-1-56-2	11/2/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	11.92	0.00	drafted	11/2/2022	1241 -utilities -electric
22003-1-6446	11/2/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	14.43	0.00	drafted	11/2/2022	1325 - utilities - electrical - sanitation
22003-1-56-4	11/2/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	13.09	0.00	drafted	11/2/2022	1251 - utilities - electrical
22003-100-8	11/2/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	270.20	0.00	drafted	11/2/2022	1267 - utilities - sprinkler
22003-1-6324	11/2/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	109.59	0.00	drafted	11/2/2022	1340 - utilities - electrical
22003-1-5682	11/2/2022	Canyon Creek Owner's Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	College Station Utilities	2200	39.17	0.00	drafted	11/2/2022	1228 - utilities - electrical
							1,121.02	0.00			
<b>Total</b>							114,654.49	0.00			



3363 University Drive East, Suite 215  
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January 19, 2023

### **Canyon Creek Management Report**

**Delinquency Report:** Current total outstanding assessment amount is \$57,123.37. Five owners have not paid the Special Assessment from 2022 totaling \$19,050.00. Seven owners have not paid 2022 dues totaling \$9,194.50. All past due accounts not on a payment plan which is current have been turned over to the attorney for collection. Loan balance is \$17,768.70 as of January 1, 2023.

**Violation Report:** On the last inspection, 3 violations were noted.

**Property Status:** Pool pump will be replaced this weekend. Final tree will be removed from behind building 1 by the end of next week. Board reviewing bids for all projects; drainage, back trash can pad and fence, gutters and leafguards, landscaping, property and pool fencing, parking lot repairs, and pedestrian gate repair. Board will discuss financing of all remaining projects with new loan. New project added to the list for discussion is crack sealing and then seal coating the parking lot this summer while students are gone. Beal has contacted the City of College Station regarding enforcement of City Ordinance on property next door to clean up trash and drainage easement. Pool furniture and pool signs will be put in before May 1<sup>st</sup>.

Owners of leased units, please contact your tenants about leaving trash laying in front of or behind units. Per the Rules & Regulations, you will be charged for any clean up that has to occur on your property. Trash has been very bad lately. As a reminder, on average, 10 feet in front and 10 feet behind each unit is your property.

*Also, a reminder to everyone that there are to be NO open flame fire pits, gas or charcoal grills, propane/butane heaters, etc. used within 6 feet of any building. Items may be stored on patios, but gas bottles must be disconnected. No dumping coals anywhere on HOA or homeowner property. You should know that, in addition to the danger to life and property, a fire started by or damaged caused by the use of any of these items, while on a porch or patio or next to a building, WILL result in you being billed for repairs or replacement of damage to HOA property AND may cause a claim you file to be denied by your insurance.*

Lastly, per the Canyon Creek Declaration, there are to be NO improvements made to the property, or the exterior of any building, without the express consent of the Architectural Control Committee. The only exception to this is the replacement of your front door with the pre-approved model door published previously. All front doors which are replaced MUST be painted the matching maroon color. Paint color details will be published on the website.