

River Place POA

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

BOARD of DIRECTOR'S MEETING AGENDA

Thursday, November 30, 2023 7:00pm

At Beal Properties Office

1. Call to Order – President
2. Roll Call/Establishment of Quorum (3/5) 5/5
3. Review / Approve Previous Meeting Minutes
4. Financial Report - Treasurer
 - 2023 3rd Quarter Financial Report
5. Management Report – Beal Properties
 - Dues/Delinquency Status
 - Violation Report
 - Property and Project Updates
6. Committee Reports
 - ACC Committee
7. Unfinished Business
8. New Business
 - 2024 Budget Review and vote
9. Adjourn

*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.

River Place Quarterly Board Meeting

07/11/23

Meeting called to order @ 6:01 pm by Glenn Lemons, President

Board Members present: Glenn Lemons - President; Rebecca Huggins, Secretary; Greg Heim, Treasurer; James Williams, Vice President; [Quorum established]

Board Members absent: Cory Kieschnick, Member At Large.

Review/Approve Previous Meeting Minutes

Minutes were previously approved by members via email

Financials

- 2023 2nd Quarter Financial Report given
- Cash flow statement dated 04/01/23 - 06/30/23 [-\$23,548.78]
- Expense Distribution dated 04/01/23 - 06/30/23 [\$24,112.07]

Management Report - Beal Properties

- Dues/Delinquency Report - Total outstanding \$4,187.80. \$4,148.47 is over 30 days
- Property Status - 47 Lots - No developer lots
- Violation Report - 0 current violations. Property drives are occurring every 2 weeks
- ACC - 1 submitted project: Landscape changes in ROW - denied
- Future meeting date - Board Meeting 10/12/23 @ 6pm At Beal Properties

Committee Reports (ACC)

- 1 submitted project: Landscape changes in ROW - denied

Unfinished Business

- Street Lights -Cana Sonic is a company that provides solar lighting. Many options available. Fixtures range in price \$300-\$1000. Posts range in price \$175-385. Another option explored would be for each neighbor to provide a light at the end of their driveway. Details about who would be responsible for maintaining them is still undecided. We will revisit this topic next meeting.
- Fire Hydrants - After giving Wellborn Water the ok to install a new fire hydrant, their communication has been non existent. Lara will reach out to Campbell Young again and see about setting a date for installation.
- Entryway Landscaping - Too hot to do any planting currently. Late September both entry sides will be cleaned up and re-done.
- Chicken Amendment passed and has been filed with Brazos County

New Business

- National Night Out - October 3rd. Lara will send out an email asking for volunteers to help plan something fun for this.
- Glenn would like to send an email out to all neighbors introducing the board members and asking everyone to join the portal on Beal's website so they can be informed of neighborhood happenings.
- A new lawsuit has been filed against River Place POA. You can view any public details at justiceweb.brazoscountytexas.gov

Adjournment

- Motion to adjourn meeting @ 7:01 pm by Glenn Lemons. Greg Heim seconds

Cash Flow

Beal Properties

Properties: River Place Property Owners' Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

Date Range: 07/01/2023 to 09/30/2023

Accounting Basis: Cash

Additional Cash GL Accounts: None

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
Operating Income & Expense				
Income				
Waste Management Fee	657.00	28.51	7,784.00	38.41
Interest Income	142.80	6.20	158.37	0.78
Homeowners Association Dues	1,500.00	65.09	12,295.43	60.67
Fines for violations	0.00	0.00	4.57	0.02
Certified Mail Charges Recovered	4.75	0.21	23.03	0.11
Total Operating Income	2,304.55	100.00	20,265.40	100.00
Expense				
Electrical Repairs	0.00	0.00	862.70	4.26
Transfer to Reserves	0.00	0.00	15,000.00	74.02
Legal Fees	3,660.50	158.84	8,941.75	44.12
Lawn/Property Maintenance	405.95	17.62	1,136.65	5.61
Special Projects	8,850.00	384.02	8,850.00	43.67
Management Fee	1,275.00	55.33	3,825.00	18.87
Admin Fee / Credit card fee	129.90	5.64	394.60	1.95
Professional Fees	0.00	0.00	169.57	0.84
Trash Pick-up	1,916.70	83.17	5,708.07	28.17
Utilities	250.53	10.87	987.47	4.87
Utilities - electric	121.68	5.28	121.68	0.60
Utilities - Water	130.12	5.65	301.49	1.49
Total Operating Expense	16,740.38	726.41	46,298.98	228.46
NOI - Net Operating Income	-14,435.83	-626.41	-26,033.58	-128.46
Total Income	2,304.55	100.00	20,265.40	100.00
Total Expense	16,740.38	726.41	46,298.98	228.46
Net Income	-14,435.83	-626.41	-26,033.58	-128.46
Other Items				
Prepayments	0.00		-10,161.00	
Net Other Items	0.00		-10,161.00	
Cash Flow	-14,435.83		-36,194.58	
Beginning Cash	45,454.94		67,213.69	
Beginning Cash + Cash Flow	31,019.11		31,019.11	
Actual Ending Cash	31,019.11		31,019.11	

Expense Distribution

Properties: River Place Property Owners' Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

Payees: All

Bill Date Range: 07/01/2023 to 09/30/2023

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
6473 - Legal Fees											
48777	07/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	1,137.50	0.00	6047	07/11/2023	General HOA Administrative Matters
49076	08/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez & Goss P.C.	2200	1,548.00	0.00	6050	08/07/2023	Professional Services Regarding Lawsuit
49219	09/12/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez & Goss P.C.	2200	975.00	0.00	6052	09/12/2023	Legal Fees - Lawsuit
							3,660.50	0.00			
6475 - Lawn/Property Maintenance											
58418	07/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	162.38	0.00	6046	07/07/2023	Entrance Mowing
58943	08/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	162.38	0.00	6051	08/07/2023	Lawn Service at Entrance - July
59325	09/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	81.19	0.00	6054	09/13/2023	River Place Entrance - August Lawn care
							405.95	0.00			
6531 - Special Projects											
January 19, 2022	07/14/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	8,850.00	0.00	6048	07/14/2023	Improvements for VFD
6540 - Management Fee											
	07/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6045	07/07/2023	Management Fee for 07/2023
	08/03/2023	River Place		3363 University	Beal Properties	2200	425.00	0.00	6049	08/07/2023	Management Fee

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
	2023	Property Owners' Association, Inc.		Drive East Suite 215 Bryan, TX 77802							for 08/2023
	09/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6053	09/13/2023	Management Fee for 09/2023
6670 - Admin Fee / Credit card fee								1,275.00	0.00		
Credit card fee	07/03/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Merchant Fee Merch Service	2200	64.95	0.00	drafted	07/03/2023	Processing credit card fee monthly charge
620969450123059	08/02/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Merchant Fee Merch Service	2200	64.95	0.00	drafted	08/02/2023	Monthly credit card fee
6776 - Trash Pick-up								129.90	0.00		
03-2440	09/14/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	B.A.G.S.	2200	1,916.70	0.00	6055	09/18/2023	Rollout cart
6810 - Utilities											
2180594	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.05	0.00	ACH	07/26/2023	6500 River Place Ct A
2180592	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.52	0.00	ACH	07/26/2023	7597 River Ridge Dr A
2180593	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.10	0.00	ACH	07/26/2023	7049 River Place Ct A
2180595	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.82	0.00	ACH	07/26/2023	7323 River Ridge DR A
2180596	07/26/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.01	0.00	ACH	07/26/2023	7234 River Place CT - Light Pole

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2180532	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	29.57	0.00	ACH	08/23/2023	7597 River Ridge DR A
2180593	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.20	0.00	ACH	08/23/2023	7049 River Place CT A
2180594	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.24	0.00	ACH	08/23/2023	6900 River Place Ct A
2180595	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.72	0.00	ACH	08/23/2023	7323 River Ridge DR A
2180596	08/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.30	0.00	ACH	08/23/2023	7234 River Place CT - Light Pole
							250.53	0.00			
6620 - Utilities - electric											
09/01/2023		River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	121.68	0.00	ACH	09/26/2023	Monthly Utility Bill
09/01/2023		River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	119.41	0.00	ACH	10/24/2023	Monthly Utility Bill
							241.09	0.00			
6640 - Utilities - Water											
08/01/2023		River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	53.41	0.00	Bank Draft	08/31/2023	KoppesBridge Road Entrance
09/05/2023		River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	39.02	0.00	ACH	09/29/2023	Monthly Utility Bill
							92.43	0.00			

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
Total							16,822.10	0.00			

Annual Budget - 2024 River Place Approved 11.30.2023

Properties: River Place Property Owners' Association, Inc. - 3363 University Drive East Suite 215 Bryan, TX 77802

Account Name

2024 Budget

Income	
Waste Management Fee	7,849.00 167 x 47
Interest Income	0.00
Homeowners Association Dues	13,800.00 300 x 46
Fines for violations	0.00
Transfer Fee	0.00
Certified Mail Charges Recovered	100.00
Miscellaneous Income	25,000.00
Total Operating Income	46,749.00

Expense

Community Events	2,200.00
General Maintenance	2,000.00
Legal Fees	16,500.00
Lawn/Property Maintenance	5,000.00
Membership Meeting Expense	0.00
Special Projects	5,000.00
Management Fee	5,100.00
Admin Fee / Credit card fee	500.00
Postage	0.00
Professional Fees	200.00
Tax Expense	0.00
Trash Pick-up	7,849.00
Utilities - electric	1,500.00
Utilities - Water	900.00
Total Operating Expense	46,749.00

Total Operating Income	46,749.00
Total Operating Expense	46,749.00
NOI - Net Operating Income	0.00