

# River Place POA

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

## BOARD of DIRECTOR'S MEETING AGENDA

Tuesday, October 4, 2022 6:00PM

At Beal Properties, LLC Office

1. Call to Order – President
2. Roll Call/Establishment of Quorum (3/5)
3. Review / Approve Previous Meeting Minutes
4. Financial Report - Treasurer
  - 2022 3<sup>rd</sup> 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
  - 2023 Budget
  - November Annual Meeting Planning
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 Board Members Meeting Minutes**  
**May 24, 2022**

Meeting called to order @ 6:32 pm by President, John Conley

Board Members Present: John Conley (President), Rebecca Huggins (Secretary), Greg Heim (Treasurer), Glenn Lemons (Member at Large)

Items Discussed:

1. Annual POA Meeting

- a. It was suggested that we move the annual POA meeting to November to coincide with the fiscal calendar of the POA. Budgets are usually discussed and set in October so it makes sense to have the annual meeting after the budget has been set. New date for meetings will be November each year.
- b. Motion - John Conley
- c. Second - Greg Heim
- d. Unanimous vote

2. State Transfer Fee

- a. Texas state law allows HOA/POAs to charge a fee for filling out the new state transfer form. It usually takes 15-30 minutes for the treasurer to fill out the form. A fee of \$30 was suggested.
- b. Motion - John Conley
- c. Second - Rebecca Huggins
- d. Unanimous vote

3. Outsourcing POA Responsibilities to Beal Management Company

- a. The idea of having a management company take over the POA duties was previously discussed in the last POA Homeowners meeting. No negative feedback has been received.
- b. Motion - John Conley
- c. Second - Glenn Lemons
- d. Unanimous vote

Next Board meeting will be in October. Next homeowners meeting will be in November. Exact date and time tbd. Officers will be elected in November.

Meeting adjourned @ 7:12pm.

# Cash Flow

## Beal Properties

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

Date Range: 07/01/2022 to 09/30/2022 (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>                              |                   |                      |                     |                          |
| Beginning Balance                          | 28,504.08         | 27.17                | 28,504.08           | 27.17                    |
| Waste Management Fee                       | 186.00            | 0.18                 | 186.00              | 0.18                     |
| Interest Income                            | 63.00             | 0.06                 | 63.00               | 0.06                     |
| Homeowners Association Dues                | 1,050.00          | 1.00                 | 1,050.00            | 1.00                     |
| Transfer Fee                               | 50.00             | 0.05                 | 50.00               | 0.05                     |
| <b>CG II HOA INCOME</b>                    |                   |                      |                     |                          |
| <b>CG II Deed Restriction Income</b>       |                   |                      |                     |                          |
| Miscellaneous Deed Restriction Income      | 75.00             | 0.07                 | 75.00               | 0.07                     |
| <b>Total CG II Deed Restriction Income</b> | <b>75.00</b>      | <b>0.07</b>          | <b>75.00</b>        | <b>0.07</b>              |
| <b>Total CG II HOA INCOME</b>              | <b>75.00</b>      | <b>0.07</b>          | <b>75.00</b>        | <b>0.07</b>              |
| Miscellaneous Income                       | 75,000.00         | 71.48                | 75,000.00           | 71.48                    |
| <b>Total Operating Income</b>              | <b>104,928.08</b> | <b>100.00</b>        | <b>104,928.08</b>   | <b>100.00</b>            |
| <b>Expense</b>                             |                   |                      |                     |                          |
| Legal Fees                                 | 35,169.75         | 33.52                | 35,169.75           | 33.52                    |
| Lawn/Property Maintenance                  | 405.95            | 0.39                 | 405.95              | 0.39                     |
| Membership Meeting Expense                 | 800.00            | 0.76                 | 800.00              | 0.76                     |
| Management Fee                             | 1,775.00          | 1.69                 | 1,775.00            | 1.69                     |
| Postage                                    | 12.99             | 0.01                 | 12.99               | 0.01                     |
| Trash Pick-up                              | 1,967.14          | 1.87                 | 1,967.14            | 1.87                     |
| Utilities - electric                       | 374.85            | 0.36                 | 374.85              | 0.36                     |
| Utilities - Water                          | 284.80            | 0.27                 | 284.80              | 0.27                     |
| <b>Total Operating Expense</b>             | <b>40,790.48</b>  | <b>38.87</b>         | <b>40,790.48</b>    | <b>38.87</b>             |
| <b>NOI - Net Operating Income</b>          | <b>64,137.60</b>  | <b>61.13</b>         | <b>64,137.60</b>    | <b>61.13</b>             |
| Total Income                               | 104,928.08        | 100.00               | 104,928.08          | 100.00                   |
| Total Expense                              | 40,790.48         | 38.87                | 40,790.48           | 38.87                    |
| <b>Net Income</b>                          | <b>64,137.60</b>  | <b>61.13</b>         | <b>64,137.60</b>    | <b>61.13</b>             |
| <b>Cash Flow</b>                           | <b>64,137.60</b>  |                      | <b>64,137.60</b>    |                          |
| Beginning Cash                             | 0.00              |                      | 0.00                |                          |
| Beginning Cash + Cash Flow                 | 64,137.60         |                      | 64,137.60           |                          |
| Actual Ending Cash                         | 64,137.60         |                      | 64,137.60           |                          |

## Expense Distribution

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

Payees: All

Bill Date Range: 07/01/2022 to 09/30/2022

| Reference                                | Bill Date  | Property Name                                  | Unit | Property Address                                     | Payee   | Payable Account | Amount           | Unpaid Amount | Check # | Check Date | Description                         |  |
|--|------------|--|------|--|---|-----------------|------------------|---------------|---------|------------|-------------------------------------|--|
| <b>6473 - Legal Fees</b>                 |            |  |      |  |   |                 |                  |               |         |            |                                     |  |
| 47106                                    | 08/02/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. | 2200            | 3,006.25         | 0.00          | 6007    | 08/03/2022 | Legal Expenses - Lawsuit            |  |
| 20220713000117                           | 08/02/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Beal Properties                                     | 2200            | 30.00            | 0.00          | 6006    | 08/03/2022 | Filing Fee - Management Certificate |  |
| 47276                                    | 09/06/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C. | 2200            | 32,133.50        | 0.00          | 6010    | 09/07/2022 | Legal Fees - Lawsuit                |  |
|  |            |  |      |  |   |                 | <b>35,169.75</b> | <b>0.00</b>   |         |            |                                     |  |
| <b>6475 - Lawn/Property Maintenance</b>  |            |  |      |  |   |                 |                  |               |         |            |                                     |  |
| 53944                                    | 07/12/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Ruffino Lawn Maintenance                            | 2200            | 162.38           | 0.00          | 6003    | 07/12/2022 | Monthly Landscaping - June          |  |
| 54072                                    | 09/06/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Ruffino Lawn Maintenance                            | 2200            | 81.19            | 0.00          | 6011    | 09/07/2022 | July Mowing                         |  |
| 54486                                    | 09/06/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Ruffino Lawn Maintenance                            | 2200            | 162.38           | 0.00          | 6011    | 09/07/2022 | August Mowing                       |  |
|  |            |  |      |  |   |                 | <b>405.95</b>    | <b>0.00</b>   |         |            |                                     |  |
| <b>6521 - Membership Meeting Expense</b> |            |  |      |  |   |                 |                  |               |         |            |                                     |  |
| Annual Meeting Security Deposit          | 09/09/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Wellborn Baptist Church                             | 2200            | 500.00           | 0.00          | 6013    | 09/09/2022 | Annual Meeting Security Deposit     |  |
| Annual Meeting Payment                   | 09/09/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Wellborn Baptist Church                             | 2200            | 300.00           | 0.00          | 6012    | 09/09/2022 | Annual Meeting for River Place POA  |  |
|  |            |  |      |  |   |                 | <b>800.00</b>    | <b>0.00</b>   |         |            |                                     |  |

# Expense Distribution

| Reference                          | Bill Date  | Property Name                                  | Unit | Property Address                                     | Payee                 | Payable Account | Amount          | Unpaid Amount | Check #          | Check Date                         | Description                               |  |
|------------------------------------|------------|--|------|--|-----------------------|-----------------|-----------------|---------------|------------------|------------------------------------|---|--|
| <b>6540 - Management Fee</b>       |            |  |      |  |                       |                 |                 |               |                  |                                    |   |  |
| 0001                               | 07/28/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Beal Properties       | 2200            | 500.00          | 0.00          | 6005             | 07/28/2022                         | Start Up Fee                              |  |
| 0002                               | 07/28/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Beal Properties       | 2200            | 425.00          | 0.00          | 6004             | 07/28/2022                         | July's Management Fee                     |  |
|                                    | 08/08/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Beal Properties       | 2200            | 425.00          | 0.00          | 6008             | 08/08/2022                         | Management Fee for 08/2022                |  |
|                                    | 09/01/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Beal Properties       | 2200            | 425.00          | 0.00          | 6009             | 09/07/2022                         | Management Fee for 09/2022                |  |
|                                    |            |  |      |  |                       |                 | <b>1,775.00</b> | <b>0.00</b>   |                  |                                    |   |  |
| <b>6703 - Postage</b>              |            |  |      |  |                       |                 |                 |               |                  |                                    |   |  |
|                                    | 07/06/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Gregory Heim          | 2200            | 12.99           | 0.00          | 6001, 6001, 6002 | 07/06/2022, 07/06/2022, 07/06/2022 | Collections Invoices                      |  |
|                                    | 09/14/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | B.A.G.S.              | 2200            | 1,967.14        | 0.00          | 6014             | 09/14/2022                         | Trash Service - October November December |  |
| <b>6776 - Trash Pick-up</b>        |            |  |      |  |                       |                 |                 |               |                  |                                    |   |  |
| <b>6820 - Utilities - electric</b> |            |  |      |  |                       |                 |                 |               |                  |                                    |   |  |
| 2180592                            | 07/26/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 25.17           | 0.00          | ACH              | 07/26/2022                         | Electric                                  |  |
| 2180596                            | 07/26/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 25.98           | 0.00          | ACH, ACH, ACH    | 07/26/2022, 07/26/2022, 07/26/2022 | Electric                                  |  |
| 2180595                            | 07/26/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 25.90           | 0.00          | ACH, ACH, ACH    | 07/26/2022, 07/26/2022, 07/26/2022 | Electric                                  |  |
| 2180594                            | 07/26/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 21.93           | 0.00          | ACH, ACH, ACH    | 07/26/2022, 07/26/2022, 07/26/2022 | Electric                                  |  |

## Expense Distribution

| Reference | Bill Date  | Property Name                                  | Unit | Property Address                                     | Payee                 | Payable Account | Amount | Unpaid Amount | Check #       | Check Date                         | Description           |
|-----------|------------|--|------|--|-----------------------|-----------------|--------|---------------|---------------|------------------------------------|-----------------------|
| 2180593   | 07/26/2022 | River Place Property Owners' Association, Inc. |      | 215 Bryan, TX 77802                                  | Bryan Texas Utilities | 2200            | 25.90  | 0.00          | ACH, ACH, ACH | 07/26/2022, 07/26/2022, 07/26/2022 | Electric              |
| 2180594   | 08/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 22.54  | 0.00          | ACH           | 08/23/2022                         | Electric              |
| 2180593   | 08/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 26.70  | 0.00          | ACH           | 08/23/2022                         | August Bill           |
| 2180592   | 08/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 24.82  | 0.00          | ACH           | 08/23/2022                         | August Bill           |
| 2180596   | 08/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 26.81  | 0.00          | ACH           | 08/23/2022                         | August Bill           |
| 2180595   | 08/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 25.11  | 0.00          | ACH           | 08/23/2022                         | August Bill           |
| 2180594   | 09/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 22.44  | 0.00          | ACH           | 09/23/2022                         | 6900 River Place Ct A |
| 2180592   | 09/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 24.32  | 0.00          | ACH           | 09/23/2022                         | 7597 River Ridge Dr A |
| 2180593   | 09/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 26.70  | 0.00          | ACH           | 09/23/2022                         | 7049 River Place Ct A |
| 2180595   | 09/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities | 2200            | 23.72  | 0.00          | ACH           | 09/23/2022                         | 7323 River Ridge Dr A |

## Expense Distribution

| Reference                       | Bill Date  | Property Name                                  | Unit | Property Address                                     | Payee                             | Payable Account | Amount           | Unpaid Amount | Check #       | Check Date                         | Description                 |
|---------------------------------|------------|--|------|--|-----------------------------------|-----------------|------------------|---------------|---------------|------------------------------------|-----------------------------|
| 2180596                         | 09/23/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Bryan Texas Utilities             | 2200            | 26.81            | 0.00          | ACH           | 09/23/2022                         | 7234 River Place Light pole |
| <b>6840 - Utilities - Water</b> |            |  |      |  |                                   |                 | <b>374.85</b>    | <b>0.00</b>   |               |                                    |                             |
| 103-1440-01                     | 07/01/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Wellborn Special Utility District | 2200            | 120.87           | 0.00          | ACH, ACH, ACH | 07/01/2022, 07/01/2022, 07/01/2022 | WSUD                        |
| 103-1440-01                     | 08/02/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Wellborn Special Utility District | 2200            | 128.65           | 0.00          | ACH           | 08/02/2022                         | August Bill                 |
| 103-1440-01                     | 09/30/2022 | River Place Property Owners' Association, Inc. |      | 3363 University Drive East Suite 215 Bryan, TX 77802 | Wellborn Special Utility District | 2200            | 35.28            | 0.00          | ACH           | 09/30/2022                         |                             |
| <b>Total</b>                    |            |  |      |  |                                   |                 | <b>284.80</b>    | <b>0.00</b>   |               |                                    |                             |
|                                 |            |  |      |  |                                   |                 | <b>40,790.48</b> | <b>0.00</b>   |               |                                    |                             |



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

October 4, 2022

**River Place POA Management Report**

**Delinquency Report:** Total outstanding is \$13.71. All are certified mailing charges for violations.

**Property Status:** 47 Lots – No Developer lots.

**Violation Report:** 11 current violations. Property drives are occurring every 2 weeks at this time.

**Architectural Control Committee:** Projects submitted: 3 – 1 Approved, 1 Pending, 1 New

Pool/Outdoor Living – 1

Fence – 1

Chicken Coop - 1

**Future Meeting Dates:**

**Annual Meeting – November 17, 2022 7:00pm  
Wellborn Baptist Church**