

# River Place POA

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

## BOARD of DIRECTOR'S MEETING AGENDA

**Tuesday, July 11, 2023 6:00pm**

**At Beal Properties Office**

- 1. Call to Order – President**
- 2. Roll Call/Establishment of Quorum (3/5)**
- 3. Review / Approve Previous Meeting Minutes**
- 4. Financial Report - Treasurer**
  - 2023 2nd 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**
  - Update on street lights
  - Update on Fire Water Access
  - Amendment to the CCR's (Chickens)
  - Front Entrance Landscape
- 8. New Business**
- 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.

## **River Place Quarterly Board Meeting 04/04/23**

Meeting called to order @ 6:00 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**

Greg Heim motions, James Williams seconds. All in favor, minutes approved

### **Financials**

- 2023 1st Quarter Financial Report given
- Cash flow statement dated 01/01/23 - 03/31/23 [\$69,003.72]
- Expense Distribution dated 01/01/23 - 03/31/23 [\$5,181.83]

### **Management Report - Beal Properties**

- Dues/Delinquency Report - Total outstanding \$4,913.20. \$4,865.68 is over 30 days
- Property Status - 47 Lots - No developer lots
- Violation Report - 2 current violations. Property drives are occurring every 2 weeks
- ACC - 4 submitted projects: Re Landscape Flower Beds, Fence Installation, Pool/Fire Pit, Roof...3 approved, 1 denied
- Future meeting date - Board Meeting 7/11/23 @ 6pm At Beal Properties

### **Committee Reports (ACC)**

- 4 submitted projects: Re Landscape Flower Beds, Fence Installation, Pool/Fire Pit, Roof...3 approved, 1 denied

### **Unfinished Business**

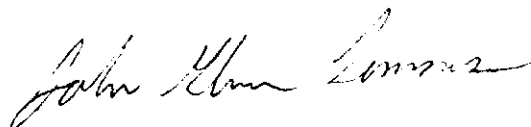
- Street Lights - Light poles are too old to be able to retrofit new globes to make them usable. New lights will cost approximately \$6,000/per pole. 14 poles = \$84, 000. The Board decided to table new lights for the time being.
- Fire Hydrants - Wellborn SUD quoted \$8850 to install a fire hydrant at the front entry, and to upgrade the existing flush valve with a quick connect fitting. Plenty of money in our budget for this project and the Board feels it is a good enhancement for the subdivision. James Williams motions to approve the fire hydrant installation, Greg Heim seconds. All in favor, motion passes.

## New Business

- Amendment to the CCR's - Chickens: According to our CCR's, the Board needs to vote to approve a neighbor to go out and try to solicit votes to amend for chickens being allowed. Truitt Neimeyer has agreed to solicit votes and the Board will give him 30 days (5/7/23) to collect signatures. Greg Heim motions, Rebecca Huggins seconds. All in favor, motion passes.
- Violation letters will go out to any neighbors that currently have chickens.
- Speed limit signs - Lara contacted the county about putting up speed limit signs throughout the neighborhood, as previously requested by some homeowners. The county has a new process and a survey has to be done first before they will approve any signs. A petition from homeowners is required in order to do the survey. Lara will send out a notice to homeowners asking if they wish to proceed with this.
- Landscaping entryway - Jorge Lopez will take over the mowing and maintenance of the flowerbeds. There is currently \$4500 budgeted for landscaping, however, we have \$15,000 set aside in a reserve account for special projects. We will get a quote for landscaping the entryway monuments from Jorge Lopez. We hope to be able to only spend \$6,000 on the project. The Board votes to use up to \$5,500 from the Reserve account for landscaping if needed. Greg Heim motions, James Williams seconds. All in favor, motion passes.
- Bank Accounts - Due to new members on the Board, signatures need to be updated on the bank accounts. Greg Heim brings forth the following motions:
  - (1) Remove John Conley (former President) from the River Place POA bank account at Prosperity Bank. James Williams seconds, all in favor. Motion passes
  - (2) Add Glenn Lemons, (current President) to teh River Place POA bank account at Prosperity Bank. James Williams seconds, all in favor. Motion passes.
  - Allocate funds to open a Reserve account at Prosperity Bank, as previously discussed. Opening deposit will be \$15,000. Glenn Lemons seconds, all in favor. Motion passes.

## Adjournment

- Motion to adjourn meeting @ 7:30 pm. Board needs to meet for Executive Session to discuss legal matters pertaining to two neighbors. No action was taken during Executive Session.



## Cash Flow

### Beal Properties

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

Date Range: 04/01/2023 to 06/30/2023 (Last Quarter)

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Waste Management Fee	438.00	57.77	7,127.00	39.68
Interest Income	15.57	2.05	15.57	0.09
Homeowners Association Dues	300.00	39.57	10,795.43	60.11
Fines for violations	0.00	0.00	4.57	0.03
Certified Mail Charges Recovered	4.57	0.60	18.28	0.10
<b>Total Operating Income</b>	<b>758.14</b>	<b>100.00</b>	<b>17,960.85</b>	<b>100.00</b>
<b>Expense</b>				
Electrical Repairs	0.00	0.00	862.70	4.80
Transfer to Reserves	15,000.00	1,978.53	15,000.00	83.51
Legal Fees	4,712.50	621.59	5,281.25	29.40
Lawn/Property Maintenance	568.32	74.96	730.70	4.07
Management Fee	1,275.00	168.17	2,550.00	14.20
Admin Fee / Credit card fee	194.85	25.70	264.70	1.47
Professional Fees	169.57	22.37	169.57	0.94
Trash Pick-up	1,916.70	252.82	3,791.37	21.11
Utilities	356.91	47.08	736.94	4.10
Utilities - Water	113.07	14.91	171.37	0.95
<b>Total Operating Expense</b>	<b>24,306.92</b>	<b>3,206.13</b>	<b>29,558.60</b>	<b>164.57</b>
<b>NOI - Net Operating Income</b>	<b>-23,548.78</b>	<b>-3,106.13</b>	<b>-11,597.75</b>	<b>-64.57</b>
Total Income	758.14	100.00	17,960.85	100.00
Total Expense	24,306.92	3,206.13	29,558.60	164.57
<b>Net Income</b>	<b>-23,548.78</b>	<b>-3,106.13</b>	<b>-11,597.75</b>	<b>-64.57</b>
<b>Other Items</b>				
Prepayments	0.00		-10,161.00	
<b>Net Other Items</b>	<b>0.00</b>		<b>-10,161.00</b>	
<b>Cash Flow</b>	<b>-23,548.78</b>		<b>-21,758.75</b>	
Beginning Cash	69,003.72		67,213.69	
Beginning Cash + Cash Flow	45,454.94		45,454.94	
Actual Ending Cash	45,454.94		45,454.94	

## Expense Distribution

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

Payees: All

Bill Date Range: 04/01/2023 to 06/30/2023 (Last Quarter)

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>6471 - Transfer to Reserves</b>											
Transferred to Reserve Account	06/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	River Place HOA Reserve Acct.	2200	15,000.00	0.00	drafted	06/07/2023	Transfer to Reserve acct (ACH)
<b>6473 - Legal Fees</b>											
48511	04/17/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	2,193.75	0.00	6039	05/02/2023	Matter Number 20-1036
47964	04/27/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bruchez, Goss, Thornton, Meronoff & Hawthorne, P.C.	2200	2,518.75	0.00	6039	05/02/2023	Matter Number 20-1036
<b>6475 - Lawn/Property Maintenance</b>											
57265	04/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	162.38	0.00	6037	04/06/2023	Lawn Service - 3.7.23 - 3.21.23
57685	05/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	162.38	0.00	6040	05/08/2023	Lawn Service - Entrance - April
58034	06/05/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Ruffino Lawn Maintenance	2200	243.56	0.00	6043	06/12/2023	River Place Entrance - Lawn Service
<b>6540 - Management Fee</b>											
	04/10/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6038	04/13/2023	Management Fee for 04/2023
	05/09/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6041	05/16/2023	Management Fee for 05/2023
	06/07/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	425.00	0.00	6042	06/12/2023	Management Fee

# Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
<b>6705 - Professional Fees</b>											
20231502504	06/06/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Beal Properties	2200	169.57	0.00	6042	06/12/2023	Reimbursement - chicken amendment filing
							1,275.00	0.00			
<b>6776 - Trash Pick-up</b>											
03-2440 3	06/15/2023	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	6044	06/21/2023	Trash pick up - July- Sept '23
<b>6810 - Utilities</b>											
2180592	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	24.12	0.00	ACH	04/25/2023	7597 River Ridge DR A
2180593	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.72	0.00	ACH	04/25/2023	7049 River Place CT A
2180594	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.34	0.00	ACH	04/25/2023	6900 River Place CT A
2180595	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	17.27	0.00	ACH	04/25/2023	7323 River Ridge DR A
2180596	04/25/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.70	0.00	ACH	04/25/2023	7234 River Place Ct - Light Pole
2180592	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.59	0.00	ACH	05/23/2023	7597 River Ridge Dr A
2180593	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	25.90	0.00	ACH	05/23/2023	7049 River Place CT A

## Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
2180594	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.24	0.00	ACH	05/23/2023	6900 River Place CT A
2180595	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	17.08	0.00	ACH	05/23/2023	7323 River Ridge DR A
2180596	05/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.10	0.00	ACH	05/23/2023	7234 River Place CT - Light Pole
2180592	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	28.38	0.00	ACH	06/23/2023	7597 River Ridge Dr A
2180593	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.59	0.00	ACH	06/23/2023	7049 River Place Ct A
2180594	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	21.34	0.00	ACH	06/23/2023	6900 River Place Ct A
2180595	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	22.04	0.00	ACH	06/23/2023	7323 River Ridge DR A
2180596	06/23/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Bryan Texas Utilities	2200	26.50	0.00	ACH	06/23/2023	7243 River Place Ct - Light Pole
<b>6540 - Utilities - Water</b>							<b>356.91</b>	<b>0.00</b>			
103-1440-01	05/01/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	05/01/2023	Koppe Bridge Rd Entrance
103-1440-01	05/31/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	05/31/2023	Koppe Bridge Rd - Entrance
103-1440-01	06/30/2023	River Place Property Owners' Association, Inc.		3363 University Drive East Suite 215 Bryan, TX 77802	Wellborn Special Utility District	2200	37.69	0.00	ACH	06/30/2023	Koppe Bridge Rd Entrance

# Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
				77802			113.07	0.00			
<b>Total</b>							<b>24,112.07</b>	<b>0.00</b>			



## Annual Budget - Comparative

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

As of: Jun 2023

Additional Account Types: None

Accounting Basis: Cash

Level of Detail: Detail View

Account Name	YTD Actual	Annual Budget
<b>Income</b>		
Waste Management Fee	7,127.00	7,884.00
Interest Income	15.57	0.00
Homeowners Association Dues	10,795.43	13,800.00
Fines for violations	4.57	0.00
Transfer Fee	0.00	100.00
Certified Mail Charges Recovered	18.28	200.00
Miscellaneous Income	0.00	11,378.00
<b>Total Operating Income</b>	<b>17,960.85</b>	<b>33,362.00</b>
<b>Expense</b>		
Electrical Repairs	862.70	0.00
Community Events	0.00	2,200.00
General Maintenance	0.00	2,000.00
Transfer to Reserves	15,000.00	0.00
Legal Fees	5,281.25	5,000.00
Lawn/Property Maintenance	730.70	6,600.00
Membership Meeting Expense	0.00	300.00
Special Projects	0.00	1,500.00
Management Fee	2,550.00	5,100.00
Admin Fee / Credit card fee	264.70	0.00
Postage	0.00	200.00
Professional Fees	169.57	0.00
Trash Pick-up	3,791.37	7,868.56
Utilities	736.94	0.00
Utilities - electric	0.00	1,600.00
Utilities - Water	171.37	900.00
<b>Total Operating Expense</b>	<b>29,558.60</b>	<b>33,268.56</b>
Total Operating Income	17,960.85	33,362.00
Total Operating Expense	29,558.60	33,268.56
<b>NOI - Net Operating Income</b>	<b>-11,597.75</b>	<b>93.44</b>
Total Income	17,960.85	33,362.00
Total Expense	29,558.60	33,268.56
<b>Net Income</b>	<b>-11,597.75</b>	<b>93.44</b>



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

July 11, 2023

**River Place POA Management Report**

**Delinquency Report:** Total outstanding is \$4187.80.

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

**Violation Report:** 0 Current violations at this time

**Architectural Control Committee:** Projects submitted: 1 – 0 Approved, 1 Denied  
-Landscape changes in ROW

**Future Meeting Dates:**

**Board Meeting – October 3, 2023 6:00pm  
At Beal Properties**