

*Copper Creek Condos  
Homeowners Association, Inc.*



*2023 Annual Meeting  
Informational Packet*



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

Copper Creek Condos Owners Association requests your attendance at the 2023 Annual Meeting to be held at **Beal Properties Office and via Zoom** on Saturday, March 25<sup>th</sup> @ 2pm

If you cannot be there and would like to have your vote counted should there, be a quorum, sign the attached proxy and return by 5:00pm March 24<sup>th</sup>, 2023. You can mail the completed proxy (below) to Beal Properties Inc Attention: Toni Myers or email to [coppercreek@bealbc.com](mailto:coppercreek@bealbc.com)

**Agenda**

1. Roll Call & Introductions
2. Proof of meeting announcement
3. Review and Acceptance of 2022 Meeting Minutes
4. Financial report (2022)
5. Reports of Officers
6. 2023 Budget Review
7. New Business
8. Old Business
9. Election of Directors
10. Adjournment

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**2023 Annual Meeting Proxy Statement**

Know All by these Present: That I \_\_\_\_\_

Do hereby appoint: \_\_\_\_\_ Or:  
(circle one)

Kate Wigginton      Lily Yang      Nancy Mehner      Colin Harris      Nidhi Munshi

As agent for me, and in my name and stead to vote as my Proxy at the 2023 annual meeting of the Copper Creek Condos HOA, Inc., according to the percentage of votes assigned to act for me on all matters that come before the membership at the meeting as fully as if I were present. This proxy applies only to the March 25th, 2023 Annual Meeting and may be revoked by me in writing at any time prior to the meeting.

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Unit number(s)

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Current Phone Number

**Copper Creek Condominiums  
Annual Homeowner's Association Meeting Minutes  
Saturday, March 26, 2022**

**Location:** 801 N Earl Rudder Fwy, Bryan, TX. 77802 and via Zoom

**Call to Order:** 2:05 PM by Karen Bragg

**Present:**

Karen Bragg, HOA President & Director  
Kate Wigginton, HOA Vice-President & Director  
HOA Treasurer & Director - vacant  
Nancy Mehner, HOA Secretary & Director  
Alex Li as proxy for Lily Yang, HOA Assistant Secretary/Treasurer & Director  
Lance Lester, Director of TLG, Property Management Company for CCC  
Samantha Howard, TLG Property Management Company for CCC  
Membership: Martin Mehner, Nidhi Munshi, Colin Hunter Harris, Dylan Harrison proxy for Douglas Harrison (Zoom), Mohit Jain (Zoom), Dennis Hurley (Zoom), Tingcheng Wu (Zoom), Sandeep Kalra (Zoom), Dennis Arnst (Zoom), Alton Ofczarcak (Zoom).

- 1. Validation of Quorum of Homeowners by Karen Bragg, President**
- 2. Minutes from 2021 Annual Homeowner's Association Meeting**
  - Kate Wigginton made a motion to approve the minutes as written.
    - Nancy Mehner second.
    - Unanimous approval.
- 3. President's Report – Karen Bragg**
  - Swimming pool leak is fixed.
  - The front car gate and control panel are working.
  - Six new trees were planted and one more will be planted to replace dead trees.
- 4. TLG Property Management Company – Lance Lester, Director of TLG**
  - The control panel at the front car gate is successful.
  - Cameras are working on the complex.
  - Two main pool leaks were detected and fixed.
  - The city trash truck destroyed the dumpster brick wall and it was rebuilt. We did not accept the small city offer, so now it is filed in small claims court.
  - The Copper Creek clubhouse will open May 1, 2022, from 6:00 AM – 10:00 PM. A key card must be used to access the clubhouse.

- Six trees were planted and another one will be planted. A bid is being submitted to replace dead bushes.
- At this time, there will be no HOA dues increase or decrease.

**5. Financial for Copper Creek Condo HOA**

- Total year income: \$153,912.00
- Reserve balance as of 12/31/2021: \$18,210.00

**6. Membership items for discussion**

- Karen Bragg brought up that the pedestrian gate is being left open by a rock and asked members to please ask their tenants to close the gate. Martin Mehner brought up that the latch on pedestrian gate is not working properly. Sam Howard will have maintenance check on the latch.
- The new pool furniture will be delivered in May.
- The pool screen around the fence and additional landscaping is on the goals list.
- Karen Bragg brought up the HOA fee for the 2 bedroom condos.
- Sandeep Kalra, Unit 352, mentioned that there are insects breeding in the soil and that the backside floods.
- Nidhi Munshi, Unit 303, mentioned that the numbered parking spots are fading and need to be repainted in the parking lot.
- The boat parked in the visitor spot across from unit 353 will be towed after Sam Howard sends out a notice to members. A "Reserved for Visitor Parking" sign was suggested.
- Saturday, March 25, 2023 at 2:00 PM is the date set for the CCC annual HOA meeting.

**7. Election of new Board of Directors**

- Election of 2 new Board of Directors.  
Nancy Mehner  
Nidhi Munshi

**8. Meeting Adjourned**

- Kate Wigginton made a motion to adjourn the meeting at 3:11 PM.
  - Alex Li second.
  - Approved unanimously.

**9. Designation of Board of Directors**

- Karen Bragg resigned as Copper Creek Condos HOA President.
  - Kate Wigginton made a motion to accept Karen Bragg's resignation.
    - Alex Li second.
    - Approved unanimously.



- Kate Wigginton made a motion to bring Colin Hunter Harris onto the CCC HOA Board of Directors.
  - Alex Li second.
  - Approved unanimously.
- Kate Wigginton made a motion to accept the following five Board of Directors:
  - Kate Wigginton – President
  - Lily Yang - Vice President
  - Colin Hunter Harris – Treasurer
  - Nancy Mehner – Secretary
  - Nidhi Munshi – Assistant to the Treasurer and Secretary
    - Nancy Mehner second.
    - Approved unanimously.

DocuSigned by:  
**Karen Bragg**  
356535A1FE8D447...  
\_\_\_\_\_  
Karen Bragg, HOA President

9/13/2022 | 9:17 PM PDT  
\_\_\_\_\_  
Date

DocuSigned by:  
*Nancy Mehner*  
1021A6BF8184474...  
\_\_\_\_\_  
Nancy Mehner, HOA Secretary

9/17/2022 | 3:35 PM PDT  
\_\_\_\_\_  
Date

**Copper Creek Condominiums  
Board of Directors Meeting Minutes  
Tuesday, March 22, 2022**

**Location:** via zoom

**Call to Order:** 7:00 PM by Karen Bragg

**Present:**

Karen Bragg, HOA President & Director (KB)  
Kate Wigginton, HOA Vice-President & Director (KW)  
HOA Treasurer & Director - vacant  
Nancy Mehner, HOA Secretary & Director (NM)  
Lily Yang, HOA Assistant Secretary/Treasurer & Director (LY)  
Lance Lester, Director of TLG, Property Management Company for CCC (LL)  
Samantha Howard, TLG Property Management Company for CCC(SH)

**1. HOA Updates**

- The TLG contract is signed through 12/31/2022.
- The CCC HOA needs to be registered with Brazos County and the TREC. June 2, 2022 is the deadline for the TREC.
- The date is May 1, 2022, to reopen the clubhouse and a key card will be the only way to access the clubhouse and pool during the hours of 6:00/AM to 10:00 PM. The old clutter in the clubhouse will be cleaned out prior to May 1. LL recommends a deep cleaning for the CCC clubhouse every 2 weeks starting May 1, which will cost around \$150.00 for each cleaning.
- At this time, LL recommends waiting to lower HOA dues for the two bedroom condos. The reconciled balance is \$15,000 - \$18,000 each month. He would like to see \$15,000 put into reserves each year.
- Dwayne Skinner has planted 6 trees for \$3,500. One more tree needs to be planted and replacing dead bushes needs a bid obtained from Dwayne Skinner. KW made a motion to plant one tree and get a bid for replacing the dead bushes. KB second. Approved.
- A camera with a speaker for the dumpster area was suggested. Signage stating "No Mattress", "No Carpet", etc for the dumpster area was also discussed.
- The CCC HOA needs a homeowner for the Treasurer position.

- Dwayne Skinner for the lawn maintenance does not have a rate increase for 2022, but that the pool maintenance will have a minimal rate increase.
- KB noticed the paint on the white trim has rusty nails showing through. SH will get two bids for the work. Lights for the mailbox area will depend on if electrical is already in that area or if it is easy to install.
- No dog issues currently.
- The new pool furniture will be delivered by May 1, 2022.
- LL continues to be in contact with the City of College Station, County Court #3, regarding reimbursement for the dumpster damage. He is in contact to get a court date for a trial. The boat that is parked in the visitor parking spot inside the gate will be towed if it is not removed after notifying CCC owners. KW and NM need to be added to the checking account. KW discussed parking spot 310.

**2. Adjourn**

- KW motioned, NM Second, approved. We adjourned at 8:58 PM.

DocuSigned by:  
**Karen Bragg**  
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\_\_\_\_\_  
Karen Bragg, HOA President

9/13/2022 | 9:17 PM PDT  
\_\_\_\_\_  
Date

DocuSigned by:  
*Nancy Mehner*  
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\_\_\_\_\_  
Nancy Mehner, HOA Secretary

9/17/2022 | 3:35 PM PDT  
\_\_\_\_\_  
Date

**Copper Creek Condominiums  
Board of Directors Meeting Minutes  
Wednesday, September 7, 2022**

**Location:** via zoom

**Call to Order:** 7:00 PM by Kate Wigginton

**Present:**

Kate Wigginton, HOA President & Director  
Lily Yang, HOA Vice-President & Director  
Hunter Harris, HOA Treasurer & Director  
Nancy Mehner, HOA Secretary & Director  
Lance Lester, Director of TLG, Property Management Company for CCC \*Left the zoom meeting at 8:52 PM.

**Absent:**

Nidhi Munshi, HOA Assistant Secretary/Treasurer & Director  
Samantha Howard, TLG Property Management Company for CCC

1. **Minutes from the March 22, 2022 Copper Creek Condominium Board of Directors meeting were presented. Kate Wigginton made a motion to accept the minutes as written, Hunter Harris seconded, Unanimous approval.**
  
2. **Lance Lester updates**
  - a. **No court date scheduled at county court 3 in regards to the dumpster wall reimbursement from the damage from the garbage truck in 2021.**
  - b. **The TREC form as well as the franchise tax and public information reports have not been filed. Kate Wigginton made a motion for Lance Lester to hire his CPA to file all these forms. Hunter Harris seconded. Unanimous approval.**
  - c. **Accounting firm for a financial audit mentioned.**
  - d. **The car gate is currently functioning. It has had issues with the chain.**
  - e. **The original Suddenlink / Optima 5 year contract ended on August 31, 2022. Currently the service is \$3233 monthly for about 30 Mbps and cable.**  
**Suggestions going forward:**  
**Sign a 5 year contract with Suddenlink / Optima for \$25.00 monthly for each of the 53 condos plus clubhouse for 400 Mbps with no cable. (\$25 x 54 = \$1,350 monthly) OR**  
**Continue paying Suddenlink / Optima as is until Fiber is available to Copper Creek possibly in 18 months from Frontier or MetroNet**  
**Discussion was tabled until a survey from the Copper Creek Owners is obtained in regards to rental contracts currently in place that provide cable.**





- b. Berkshire Hathaway HOA Management Services (BHHS) submitted a proposal for \$1,250 monthly and BEAL properties submitted a detailed proposal for \$583 monthly plus a one time set up charge of \$1,000.
- c. After discussion, **Kate Wigginton** made a motion not to renew Lance Lester's (TLG) contract as the property management company at the end of 2022 and accept BEAL properties proposal starting January, 1, 2023. Lily Yang seconded. Unanimous approval.

7. Adjourn

Kate Wigginton motioned, Hunter Harris Second, Approved.  
We adjourned at 9:22 PM.

DocuSigned by:  
*Kate Wigginton*  
\_\_\_\_\_  
Kate Wigginton, HOA President

9/10/2022 | 9:07 AM PDT

\_\_\_\_\_  
Date

*Nancy Mehner*  
\_\_\_\_\_  
Nancy Mehner, HOA Secretary

9/10/2022

\_\_\_\_\_  
Date



**Copper Creek Condominiums  
Board of Directors Meeting Minutes  
Wednesday, January 11, 2023**

**Location:** via zoom

**Call to Order:** 6:02 PM by Kate Wigginton

**Present:**

Kate Wigginton, HOA President & Director  
Lily Yang, HOA Vice-President & Director  
Hunter Harris, HOA Treasurer & Director  
Nancy Mehner, HOA Secretary & Director  
Nidhi Munshi, HOA Assistant Secretary/Treasurer & Director  
Toni Myers, BEAL Properties, HOA Director  
Persia Burgess, BEAL Properties, HOA Maintenance & Delinquency Coordinator

**Absent:**

N/A

A quorum was established for the zoom meeting.

1. **Minutes** from the September 28, 2022, Copper Creek Board of Directors meeting were presented. **Nancy Mehner made a motion to accept the minutes as written, Nidhi Munshi seconded, Unanimous approval.**
  
2. **Toni Myers updates**
  - a. Copper Creek Condo HOA will send Lance Lester Group an Optimum reimbursement check for November, 2022.
  - b. BEAL Properties IT person will work with Copper Creek Condos HOA instead of Will Smith, NSA Solutions.
  - c. The management certificate to comply with TREC and city/county will be updated in the next week.
  - d. The annual financial audit was discussed.
  - e. The franchise tax report will be started in February or at the latest March.
  - f. On the City of College Station website under Animal Control, all dogs and cats must be license tagged in Brazos County and rabies vaccinated.
  - g. The City of College Station offered to pay the original settlement amount of \$1,628.07 for the repair of the dumpster wall. **Kate Wigginton made a motion to accept the original offer with the condition that the city fix the current damage since the wall was repaired, install a bumper guard at the back of the dumpster area, and be responsible for future damage to the wall. Nidhi Munshi seconded. Unanimous approval.**
  - h. Delinquency of dues at the end of December owed to the HOA were \$3,975.24. One account makes up \$3, 198.19 of the total balance and will be sent a 45-day final notice.

- i. A violations drive through will be routinely done by BEAL.
- j. Maintenance Report: Brenham Technical will install 2 rollers that are currently missing as a temporary fix to get the gate up and running. As a permanent fix, the concrete curb needs to be cut by a concrete contractor and the track needs to be extended so that the gate can be behind the edge of the curb so that no one continues to hit the gate. A bid will be obtained for this work. BEAL recently gained access to see the key card information and current residents. The back and side walk gates were discussed and will be discussed more in the future. Dwayne’s Irrigation and Lawn Care removed dead shrubs in the complex. A bid to replace dead shrubs will be looked at in the Spring. One of the trees planted in the last year is not thriving so a tree specialist will look at it. The rusty nail spots on the buildings will be looked at by a general contractor. Chad’s Mobile Wash pressure washed the dumpster area ground.

**3. Financial:**

- a. 10/1/22 – 12/31/22 last quarter (BEAL started 11/1/22). Beginning Balance \$5,892.87. HOA Income \$22,319.10. Total Operating Income \$28,302.10. Total Operating Expenses \$18,388.16. Net Operating Income \$9,913.94
- b. Reserve Fund 12/31/22 \$1,001.29

**4. 2023 Budget**

- a. Hunter Harris and Toni Myers will work on the 2023 budget.

**5. Old Business**


- a. Toni Myers will get a few quotes on repainting the lines and/or just the numbers in the parking lot.
- b. Unit 315 structural information will be discussed at the next meeting.
- c. Persia Burgess will get a quote from Grand Champ Roofing for the buckling in the roof shingles between 319/320

**6. New Business**

- a. Insurance quotes for the Copper Creek Condos will be looked at before February 17.

**7. Adjourn**

**Kate Wigginton made a motion to adjourn, Nancy Mehner seconded, Unanimous approval. Meeting adjourned at 7:35 PM.**

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 Kate Wigginton, HOA President

1/25/2023 | 7:18 AM PST  
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 Date

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 Nancy Mehner, HOA Secretary

1/25/2023 | 6:53 PM CST  
 \_\_\_\_\_  
 Date



## Cash Flow

### Beal Properties

Properties: Copper Creek Owner's Association - 3363 University Drive East Suite #215 Bryan, TX 77802

Date Range: 10/01/2022 to 02/28/2023

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
<b>Operating Income &amp; Expense</b>				
<b>Income</b>				
Beginning Balance	5,892.87	10.66	5,892.87	10.66
Interest Income	31.26	0.06	31.26	0.06
Late Fees\NSF Rent	210.00	0.38	210.00	0.38
Homeowners Association Dues	49,086.60	88.84	49,086.60	88.84
NSF Penalty	35.00	0.06	35.00	0.06
<b>Total Operating Income</b>	<b>55,255.73</b>	<b>100.00</b>	<b>55,255.73</b>	<b>100.00</b>
<b>Expense</b>				
Bank Fees/Office Expenses	78.60	0.14	78.60	0.14
Broadband service	6,465.58	11.70	6,465.58	11.70
Fence Repair	175.91	0.32	175.91	0.32
General Maintenance	702.08	1.27	702.08	1.27
Insurance	7,116.23	12.88	7,116.23	12.88
Lawn/Property Maintenance	4,476.15	8.10	4,476.15	8.10
Management Fee	3,332.00	6.03	3,332.00	6.03
Cleaning Expense	600.00	1.09	600.00	1.09
Porter Service	861.00	1.56	861.00	1.56
Pool Expense	2,827.73	5.12	2,827.73	5.12
Professional Fees	340.00	0.62	340.00	0.62
Property Taxes	2.13	0.00	2.13	0.00
Utilities	6,611.16	11.96	6,611.16	11.96
<b>Total Operating Expense</b>	<b>33,588.57</b>	<b>60.79</b>	<b>33,588.57</b>	<b>60.79</b>
<b>NOI - Net Operating Income</b>	<b>21,667.16</b>	<b>39.21</b>	<b>21,667.16</b>	<b>39.21</b>
Total Income	55,255.73	100.00	55,255.73	100.00
Total Expense	33,588.57	60.79	33,588.57	60.79
<b>Net Income</b>	<b>21,667.16</b>	<b>39.21</b>	<b>21,667.16</b>	<b>39.21</b>
<b>Other Items</b>				
Prepayments	5,394.24		5,394.24	
<b>Net Other Items</b>	<b>5,394.24</b>		<b>5,394.24</b>	
<b>Cash Flow</b>	<b>27,061.40</b>		<b>27,061.40</b>	

## Cash Flow

Account Name	Selected Period	% of Selected Period	Fiscal Year To Date	% of Fiscal Year To Date
Beginning Cash	0.00		0.00	
Beginning Cash + Cash Flow	27,061.40		27,061.40	
Actual Ending Cash	27,061.40		27,061.40	

### Bill Detail

Exported On: 03/24/2023 04:06 PM

Properties: Copper Creek Owner's Association - 3363 University Drive East Suite #215 Bryan, TX 77802

Payees: All

Payment Type: All

Created By: All

GL Accounts: All

Bill Status: All

Date Type: Bill Date

Date Range: 10/01/2022 to 02/28/2023

Show Reversed Transactions: No

Reference	Bill Date	Due Date	GL Account	Payee Name	Paid	Check #	Paid Date	Description
<b>6060 - Broadband service</b>								
07707-637605-01-2	12/22/2022	12/22/2022	6060 - Broadband service	Optimum	3,232.79	drafted	12/22/2022	monthly broadband bill paid by ACH from bank
	01/10/2023	01/10/2023	6060 - Broadband service	Optimum	3,232.79	ACH	01/10/2023	
					6,465.58			
<b>6430 - Fence Repair</b>								
11637	02/10/2023	02/10/2023	6430 - Fence Repair	Brenham Technical Services LLC	175.91	6018	02/13/2023	Parts/ Cards
<b>6455 - General Maintenance</b>								
	01/11/2023	01/11/2023	6455 - General Maintenance	Chad's Mobile Wash	150.00	6012	01/12/2023	Dumpster area and concrete network area pressure
11576	02/10/2023	02/10/2023	6455 - General Maintenance	Brenham Technical Services LLC	346.40	6018	02/13/2023	Installation of new guide rollers & bump post set
11548	02/10/2023	02/10/2023	6455 - General Maintenance	Brenham Technical Services LLC	205.68	6018	02/13/2023	Programmed software on entry system
					702.08			
<b>6470 - Insurance</b>								
F006165259-001-00001	12/06/2022	12/06/2022	6470 - Insurance	Farmers Insurance Exchange	7,116.23	6004	12/06/2022	Monthly Insurance Premium
<b>6475 - Lawn/Property Maintenance</b>								
15658	12/06/2022	12/06/2022	6475 - Lawn/Property Maintenance	Dwayne's Lawn Service, LLC	1,492.05	6007	12/08/2022	Monthly Lawn Maintenance
15711	02/10/2023	02/10/2023	6475 - Lawn/Property Maintenance	Dwayne's Lawn Service, LLC	1,492.05	6019	02/13/2023	December Lawn service Agreement
15728	02/10/2023	02/10/2023	6475 - Lawn/Property Maintenance	Dwayne's Lawn Service, LLC	1,492.05	6019	02/13/2023	January Lawn service Agreement
					4,476.15			
<b>6540 - Management Fee</b>								
Start up fee	11/10/2022	11/10/2022	6540 - Management Fee	Beal Properties	1,000.00	6002	11/11/2022	Start up fee to enter all data from previous management company as agreed to in contract
	11/11/2022	11/11/2022	6540 - Management Fee	Beal Properties	583.00	6002	11/11/2022	Management Fee for 11/2022
	12/05/2022	12/05/2022	6540 - Management Fee	Beal Properties	583.00	6003	12/05/2022	Management Fee for 12/2022
	01/09/2023	01/09/2023	6540 - Management Fee	Beal Properties	583.00	6011	01/09/2023	Management Fee for 01/2023
	02/01/2023	02/01/2023	6540 - Management Fee	Beal Properties	583.00	6016	02/08/2023	Management Fee for 02/2023
					3,332.00			
<b>6600 - Cleaning Expense</b>								
0000243	12/06/2022	12/06/2022	6600 - Cleaning Expense	Hudson, Jessica	200.00	6008	12/08/2022	Monthly cleaning of Copper Creek Clubhouse
0000004	01/11/2023	01/11/2023	6600 - Cleaning Expense	Hudson, Jessica	200.00	6013	01/12/2023	Deep Clean
0000006	02/09/2023	02/09/2023	6600 - Cleaning Expense	Hudson, Jessica	200.00	6017	02/09/2023	
					600.00			
<b>6701 - Porter Service</b>								
4788	12/06/2022	12/06/2022	6701 - Porter Service	Lopez Boyz	85.00	6005	12/07/2022	Bulk Pick up
2633	12/06/2022	12/06/2022	6701 - Porter Service	Walker, Robert	150.00	6006	12/07/2022	Monthly Porter Service
2594	12/06/2022	12/06/2022	6701 - Porter Service	Walker, Robert	90.00	6006	12/07/2022	Monthly Bulk Pick Up
2643	01/02/2023	01/06/2023	6701 - Porter Service	Walker, Robert	231.00	6010	01/06/2023	Big Clean up inside dumpster area, bulk pick up full size mattress, dump fee
2681	02/07/2023	02/07/2023	6701 - Porter Service	Walker, Robert	200.00	6015	02/07/2023	January Porter Service
2675	02/07/2023	02/07/2023	6701 - Porter Service	Walker, Robert	105.00	6015	02/07/2023	Porter Service
					861.00			
<b>6702 - Pool Expense</b>								
2022704	01/11/2023	01/11/2023	6702 - Pool Expense	Oasis Pools	351.81	6014	01/12/2023	Monthly maintenance - December
2022673	01/11/2023	01/11/2023	6702 - Pool Expense	Oasis Pools	576.83	6014	01/12/2023	Monthly maintenance - November
2022681	01/11/2023	01/11/2023	6702 - Pool Expense	Oasis Pools	70.36	6014	01/12/2023	labor for install of capacitor HUX
2022649	01/11/2023	01/11/2023	6702 - Pool Expense	Oasis Pools	668.94	6014	01/12/2023	Monthly Maintenance - October
2022728	02/10/2023	02/10/2023	6702 - Pool Expense	Oasis Pools	450.00	6020	02/13/2023	Leak Detection and skimmer crack patch
2022736	02/10/2023	02/10/2023	6702 - Pool Expense	Oasis Pools	353.56	6020	02/13/2023	Drain pool, pressure wash plaster refill and stabilize
2022729	02/10/2023	02/10/2023	6702 - Pool Expense	Oasis Pools	356.23	6020	02/13/2023	Replaced key cover and gasket
					2,827.73			
<b>6705 - Professional Fees</b>								
100322-05	11/02/2022	11/02/2022	6705 - Professional Fees	Timothy, DeVolt and Company, P.C.	340.00	6001	11/08/2022	2021 Tax Return
<b>6710 - Property Taxes</b>								
29858/407675	12/06/2022	12/06/2022	6710 - Property Taxes	Kristeen Roe, Tax A/C	2.13	6009	12/08/2022	Property Tax
<b>6810 - Utilities</b>								
507523-227282	11/30/2022	11/30/2022	6810 - Utilities	College Station Utilities	732.57	ACH	11/30/2022	301 SW PKWY BL A
507523-227284	11/30/2022	11/30/2022	6810 - Utilities	College Station Utilities	32.31	ACH	11/30/2022	301 SW PKWY BL B
507523-227288	11/30/2022	11/30/2022	6810 - Utilities	College Station Utilities	55.39	ACH	11/30/2022	301 SW PKWY BL D
507523-227290	11/30/2022	11/30/2022	6810 - Utilities	College Station Utilities	442.07	ACH	11/30/2022	301 SW PKWY BL E
507523-227292	11/30/2022	11/30/2022	6810 - Utilities	College Station Utilities	32.98	ACH	11/30/2022	301 SW PKWY BL F
507523-227294	11/30/2022	11/30/2022	6810 - Utilities	College Station Utilities	40.35	ACH	11/30/2022	301 SW PKWY BL G
507523-209436	12/05/2022	12/05/2022	6810 - Utilities	College Station Utilities	2,099.69	drafted	12/05/2022	utilities - electrical - water
507523-227282	01/03/2023	01/03/2023	6810 - Utilities	College Station Utilities	219.95	ACH	01/27/2023	Bldg A
01/03/2023	01/03/2023	01/03/2023	6810 - Utilities	College Station Utilities	14.76	ACH	01/03/2023	301 Southwest PKWY BL F
01/03/2023	01/03/2023	01/03/2023	6810 - Utilities	College Station Utilities	186.14	ACH	01/03/2023	301 Southwest PKWY BL E
01/03/2023	01/03/2023	01/03/2023	6810 - Utilities	College Station Utilities	25.80	ACH	01/03/2023	301 Southwest PKWY BL D
01/03/2023	01/03/2023	01/03/2023	6810 - Utilities	College Station Utilities	16.43	ACH	01/03/2023	301 Southwest PKWY BL B
01/03/2023	01/03/2023	01/03/2023	6810 - Utilities	College Station Utilities	19.61	ACH	01/03/2023	301 Southwest PKWY BL G
01/04/2023	01/04/2023	01/04/2023	6810 - Utilities	College Station Utilities	1,133.56	ACH	01/04/2023	301 Southwest PKWY
507523-227292	02/01/2023	02/01/2023	6810 - Utilities	College Station Utilities	15.09	ACH	02/01/2023	Building F
507523-227290	02/01/2023	02/01/2023	6810 - Utilities	College Station Utilities	120.47	ACH	02/01/2023	Building E

507523-227288	02/01/2023	02/01/2023	6810 - Utilities	College Station Utilities	26.80	ACH	02/01/2023	Building D
507523-227284	02/01/2023	02/01/2023	6810 - Utilities	College Station Utilities	17.43	Ach	02/01/2023	Building B
507523-227282	02/01/2023	02/01/2023	6810 - Utilities	College Station Utilities	146.21	ACH	02/01/2023	Building A
507523-227294	02/01/2023	02/01/2023	6810 - Utilities	College Station Utilities	20.79	ACH	02/01/2023	Building G
507523-209436	02/03/2023	02/03/2023	6810 - Utilities	College Station Utilities	1,212.76	ACH	02/03/2023	301 Southwest PKWY
					6,611.16			
<b>Total</b>					<b>33,509.97</b>			



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

March 24, 2023

### **Copper Creek Condominiums Management Report**

**Delinquency Status:** As of today, the total outstanding dues owed to Copper Creek Homeowners Association is \$1,306.90. Five accounts currently make up the total balance. Beal will continue to take effective action to collect the outstanding fees owed by the delinquent accounts which includes sending reminders, communicating via phone and email, issuing late payment fees, and if necessary, move forward with collections.

**Violation Report:** Beal has not started issuing violations therefore, there are no violations to report.

**Maintenance Report:** Since Beal Properties has taken over management of Copper Creek Condominiums, we have only received 12 service requests mostly consisting of issues and concerns with the main entry gate. All of the service requests have been addressed, and we are working with the board to get the few issues taken care of.

**Beal would like to ask homeowners if there are any suggestions on future projects for the complex.**



# Copper Creek Owner's Association

## 2023 BUDGET

<b>INCOME:</b>	<b>2023 Budget</b>
HOA Dues	142,680
Late/Violations/Misc	
Insurance	
Transfer/Reserves	
Pre paid Dues	
<b>TOTAL INCOME:</b>	<b>135,546</b> <sup>95%</sup>
<b>EXPENSES:</b>	
Bank Fees/Office Expense	100
Broadband Service	16,500
Fence / Gate Repairs	3,000
General Maintenance	2,500
Insurance	36,000
Lawn/Property Maintenance	18,000
Management Fees	7,000
Cleaning Expense	2,400
Porter Service	3,000
Pool Expense	6,700
Professional Fees	600
Property Taxes	5
Utilities	20,000
Special Projects	0
Plumbing Repairs	750
Electrical Repairs	500
PestControl	1,100.00
<b>TOTAL EXPENSES:</b>	<b>118,155.00</b>
<b>TRANSFER TO RESERVE</b>	<b>14,000.00</b>
<b>NET INCOME:</b>	<b>3,390.00</b>

Terry Thigpin

terry.thigpin@211.com

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CMA 1 - Line

Prepared By: Terry Thigpin

Listings as of 03/24/23 at 12:24 pm

Property Type is 'Residential' Status is one of 'Active', 'Sold', 'Contingency Contract', 'Exclusive Agency' Subdivision Code is 'Copper Creek Condos'

Residential

Sold Properties

MLS #	Address	Unit #	# Bd	# F/H Bth	GarCap	Subd Code	Yr Blt	Apx Ht	Ar	LP/SqFt	List Price	Sold Price	AvgSP\$/Sqft	Sold Date	SP%LP	DOM
18016951	301 Southwest Parkway #328		2	2/1	NONE	Copper Creek Condos	2016	1,050		\$152.29	\$159,900	\$150,000	\$142.86	01/03/2019	93.81	71
20000349	301 Southwest Parkway #353		4	4/1	NONE	Copper Creek Condos	2015	1,495		\$150.50	\$225,000	\$218,000	\$145.82	06/08/2020	96.89	150
18018068	301 Southwest #304	304	4	4/-	NONE	Copper Creek Condos	2015	1,575		\$144.76	\$228,000	\$220,000	\$139.68	04/26/2019	96.49	176
22004085	301 Southwest Parkway #325		2	2/1	NONE	Copper Creek Condos	2016	1,050		\$204.76	\$215,000	\$226,000	\$215.24	04/07/2022	105.12	22
21002738	301 Southwest Parkway #327		4	4/1	NONE	Copper Creek Condos	2016	1,581		\$151.49	\$239,500	\$232,315	\$146.94	06/11/2021	97.00	87
21001019	301 Southwest Parkway #351		4	4/-	NONE	Copper Creek Condos	2015	1,575		\$149.14	\$234,900	\$234,900	\$149.14	03/01/2021	100.00	31
21007242	301 Southwest Parkway #352		4	4/-	NONE	Copper Creek Condos	2015	1,495		\$158.53	\$237,000	\$235,000	\$157.19	07/17/2021	99.16	59
21000748	301 Southwest Parkway #340		4	4/1	NONE	Copper Creek Condos	2016	1,581		\$151.74	\$239,900	\$237,500	\$150.22	03/24/2021	99.00	61
21013803	301 Southwest Parkway #312		4	4/-	NONE	Copper Creek Condos	2015	1,495		\$160.47	\$239,900	\$240,000	\$160.54	11/16/2021	100.04	28
21013932	301 Southwest Parkway #303		4	4/-	NONE	Copper Creek Condos	2015	1,495		\$160.54	\$240,000	\$240,000	\$160.54	12/01/2021	100.00	39
<b># LISTINGS:</b>	<b>10</b>	<b>Medians:</b>					2015	1,495		\$152.01	\$235,950	\$233,608	\$149.68		99.08	60
		<b>Minimums:</b>					2015	1,050		\$144.76	\$159,900	\$150,000	\$139.68		93.81	22
		<b>Maximums:</b>					2016	1,581		\$204.76	\$240,000	\$240,000	\$215.24		105.12	176
		<b>Averages:</b>					2015	1,439		\$158.42	\$225,910	\$223,372	\$156.82		98.75	72

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\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\*

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.

Terry Thigpin

terry.thigpin@21inc.com

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**CMA 1 - Line**

**Prepared By: Terry Thigpin**

**Listings as of 03/24/23 at 12:24 pm**

**Quick Statistics ( 10 Listings Total )**

	<b>Min</b>	<b>Max</b>	<b>Average</b>	<b>Median</b>
<b>List Price</b>	\$159,900	\$240,000	\$225,910	\$235,950
<b>Sold Price</b>	\$150,000	\$240,000	\$223,372	\$233,608

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\*\*\* This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice \*\*\*

Basic descriptive info only; Not guaranteed. Sizes and taxes are approximate.



# EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY)

3/24/2023

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

<b>AGENCY</b> Higginbotham Insurance Agency, Inc. 11700 Katy Freeway, Suite 1100 Houston, TX 77079  License#: 2081754		<b>PHONE</b> (A/C, No, Ext): 817-349-2240		<b>COMPANY</b> Wesco Insurance Company	
<b>FAX</b> (A/C, No): 817-347-6981		<b>E-MAIL ADDRESS:</b> mlane@higginbotham.net			
<b>CODE:</b>		<b>SUB CODE:</b>			
<b>AGENCY CUSTOMER ID #:</b>		<b>LOAN NUMBER</b>		<b>POLICY NUMBER</b> WPP2008742 00	
<b>INSURED</b> Copper Creek Condos HOA, Inc. c/o Beal Properties 3363 University Dr E Ste 215 Bryan TX 77802		<b>EFFECTIVE DATE</b> 02/17/2023		<b>EXPIRATION DATE</b> 02/17/2024	
				<input type="checkbox"/> <b>CONTINUED UNTIL TERMINATED IF CHECKED</b>	
<b>THIS REPLACES PRIOR EVIDENCE DATED:</b>					

## PROPERTY INFORMATION

**LOCATION/DESCRIPTION**  
 301 Southwest Pkwy, College Station TX 77840

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

## COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE	PERILS INSURED	BASIC	BROAD	SPECIAL
Blanket Building	10,934,163	10,000				
Business Personal Property	12,300	10,000				
Special (Including Theft)						
Replacement Cost						

## REMARKS (Including Special Conditions)

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

## ADDITIONAL INTEREST

<b>NAME AND ADDRESS</b>    Information Only Certificate	<input type="checkbox"/> <b>ADDITIONAL INSURED</b>	<input type="checkbox"/> <b>LENDER'S LOSS PAYABLE</b>	<input type="checkbox"/> <b>LOSS PAYEE</b>
	<input type="checkbox"/> <b>MORTGAGEE</b>		
	<b>LOAN #</b>		
	<b>AUTHORIZED REPRESENTATIVE</b>		







# PROSPERITY BANK®

Statement Date 12/31/2022

Account No \*\*\*\*5952

Page 1 of 1

COPPER CREEK CONDOS HOA  
RESERVE ACCOUNT  
3363 UNIVERSITY DR SUITE 215  
BRYAN TX 77802

16137

### STATEMENT SUMMARY

TX Business Savings Account No \*\*\*\*5952

10/05/2022	Beginning Balance		\$0.00
	2 Deposits/Other Credits	+	\$1,001.29
	0 Checks/Other Debits	-	\$0.00
12/31/2022	Ending Balance	88 Days in Statement Period	\$1,001.29

### DEPOSITS/OTHER CREDITS

Date	Description	Amount
10/05/2022	Opening Deposit	\$1,000.00
12/31/2022	Accr Earning Pymt Added to Account	\$1.29

### TOTAL OVERDRAFT FEES

	Total For This Period	Total Year-to-Date
Total Overdraft Fees	\$0.00	\$0.00
Total Return Item Fees	\$0.00	\$0.00

### DAILY ENDING BALANCE

Date	Balance	Date	Balance
10-05	\$1,000.00	12-31	\$1,001.29

### EARNINGS SUMMARY

\*\* Below is an itemization of the Earnings paid this period. \*\*

Interest Paid This Period	\$1.29	Annual Percentage Yield Earned	0.54 %
Interest Paid YTD	\$1.29	Days in Earnings Period	88

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101091 : 01613701

MEMBER FDIC



NYSE Symbol "PB"