

Briar Meadows Haven Homeowners Association, Inc.

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

The Briar Meadows Haven Homeowners Association will hold a Board of Directors Meeting on Wednesday, July 12, 2023 at 6:00 pm at Beal Properties, 3363 University Drive East, Suite 215, Bryan, Texas 77802.

Agenda

1. Call Meeting to Order
2. Establish Quorum
3. Approve Previous Meeting Minutes
4. Financial Report
 - 2nd Quarter Financial Review
5. Management Report
 - Delinquencies
 - Violations
 - Property/Project Updates
6. Committee Reports
7. Old Business
8. New Business
9. Adjournment

*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.

BRIAR MEADOWS HAVEN OWNERS' ASSOCIATION

BOARD MEETING

April 25, 2023

PRESENT: LYNN HULTS, LEE PARKER, TIFFANY CANTRELL, JOANA ROCHA, LAURA CHAMBERS

BEAL ATTENDEES: TERRY THIGPIN, ALYSON MULLINS

NOT PRESENT: REBEKAH BRANSOM, JAMES GONZALES

President Lynn Hults called the meeting to order at 6:09 p.m.

February minutes were approved. A motion to approve was made by Lee Parker and seconded from Joana Rocha. All were in favor.

Financial report was given by Lee Parker. A motion to approve was made by Tiffany Cantrell and seconded by Joana Rocha. All were in favor.

Management Report was given regarding delinquencies, violations and property/project updates.

Old business: Each Covenant amendment has to be voted on and will require an E signature rather than the signature sheets taken around to homeowners by board members.

Laura Chambers requested to be reimbursed \$43.00 for the ads she paid for regarding the garage sale. All board members approved to reimburse Ms. Chambers.

Upcoming board meetings will be in July 2023 and October 2023. The annual October date is TBD.

The meeting adjourned at 7:03 p.m. A motion was made by Lee Parker and seconded by Laura Chambers.

Cash Flow

Beal Properties

Properties: Briar Meadows Haven Owners Association - 3363 University Drive East Bryan

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
Operating Income & Expense				
Income				
Beginning Balance	0.00	0.00	28,269.70	68.50
Homeowners Association Dues	2,250.00	100.00	13,000.00	31.50
Total Operating Income	2,250.00	100.00	41,269.70	100.00
Expense				
Insurance	1,811.00	80.49	1,811.00	4.39
Lawn/Property Maintenance	1,299.00	57.73	1,623.75	3.93
Management Fee	900.00	40.00	2,500.00	6.06
Misc. Property Expense	0.00	0.00	57.88	0.14
Newspaper Advertising	43.00	1.91	43.00	0.10
Professional Fees	207.94	9.24	207.94	0.50
Website	0.00	0.00	365.68	0.89
Total Operating Expense	4,260.94	189.38	6,609.25	16.01
NOI - Net Operating Income	-2,010.94	-89.38	34,660.45	83.99
Total Income	2,250.00	100.00	41,269.70	100.00
Total Expense	4,260.94	189.38	6,609.25	16.01
Net Income	-2,010.94	-89.38	34,660.45	83.99
Cash Flow	-2,010.94		34,660.45	
Beginning Cash	36,344.45		-326.94	
Beginning Cash + Cash Flow	34,333.51		34,333.51	
Actual Ending Cash	34,333.51		34,333.51	

Expense Distribution

Properties: Briar Meadows Haven Owners Association - 3363 University Drive East Bryan

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
6470 - Insurance											
NPP1602108	04/10/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	United States Liability Insurance Compan	2200	1,811.00	0.00	6006	04/10/2023	Insurance payment
6475 - Lawn/Property Maintenance											
40127	04/06/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Greener LawnScapes	2200	649.50	0.00	6004	04/06/2023	Mow and Drainage Cleanup
42150	05/05/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Greener LawnScapes	2200	324.75	0.00	6008	05/08/2023	4.12.23 - Cleaned Drainage And mowed 4.13.23 - Weedeat
43244	06/06/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Greener LawnScapes	2200	324.75	0.00	6011	06/07/2023	Drainage clean up + Mow
							1,299.00	0.00			
6540 - Management Fee											
	04/10/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Beal Properties	2200	300.00	0.00	6005	04/10/2023	Management Fee for 04/2023
	05/10/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Beal Properties	2200	300.00	0.00	6010	05/10/2023	Management Fee for 05/2023
	06/12/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Beal Properties	2200	300.00	0.00	6012	06/12/2023	Management Fee for 06/2023
							900.00	0.00			
6660 - Newspaper Advertising											
E0035400	04/27/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Laura Chambers	2200	43.00	0.00	6007	04/27/2023	Paid to Advertise the Community Garage Sale in the Newspaper
6705 - Professional Fees											
Client 34	05/05/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Parker & Parker CPA'S, PC	2200	130.00	0.00	6009	05/08/2023	Tax/Federal Forms
annual Email	05/08/2023	Briar Meadows Haven Owners Association		3363 University Drive East Bryan	Wix.com	2200	77.94	0.00	credit card	05/08/2023	annual Email

Expense Distribution

Reference	Bill Date	Property Name	Unit	Property Address	Payee	Payable Account	Amount	Unpaid Amount	Check #	Check Date	Description
address domain	08/2023	Meadows Haven Owners Association		University Drive East Bryan			207.94	0.00			address domain
Total							4,260.94	0.00			