



Brazos Valley Property Management  
903 S. Texas Avenue  
College Station, TX 77840  
Business (979)764-2500  
Fax (979)764-0508

All,

Attached here are the meeting notes:

Attendees: Terry Thigpin - Property Manager  
Katerina Hall - Secretary/Treasurer  
Juanita Boyd - Vice President  
Troy Gunn - President

Meeting called to order on July 28, 2015 at 8:00PM at 2807 Wildflower #26 Bryan, TX.

**Topics Discussed:**

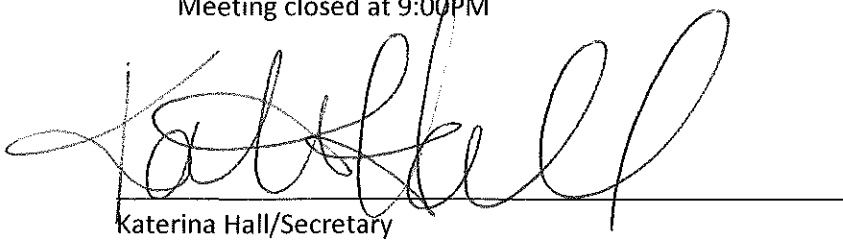
- Coordinator
  - Bob will be taking care of projects and activities and Terry will take care of meetings and the financials.
- Financials
  - Monies outstanding from either assessment or back dues is running about \$5,000.00.
    - Other than that, financials look as expected.
    - 4 units are continually backlogged in dues and assessments. Foreclosure proceedings will be started on all 4 units.
- Improvements
  - **NOTE: Contractors were sternly advised that we need a 10 year solutions and if rework or issues come up there will be problems! This was to ensure the jobs are done right and complete so that we use reputable contractors who warranty their work.**
    - Ditch work between 12 and 13. Agscape has been awarded the job and will start work in August or September. A deposit was given already to ensure the work get scheduled.
    - Fences: will go with Ace Fence due to their complete bid and reputation in fence work.
      - Still need to get a painting company contracted to do the stain work. Terry will ask them for a recommendation.
- Money for improvements
  - A loan of \$80,000.00 will be taken over a 5 year period to pay for these improvements that covers the cost of both activities.
    - Terry will start the paperwork for the loan. A preliminary approval has already been received from the bank so we don't see an issue in getting it.



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- Raise dues to pay for loan
  - Will notify the owners that dues will go up & \$15.00/month starting in October 2015 – all improvements should be done by then.
  - Will raise them another \$15.00/month in 18 months to complete the coverage we will need to continue improvements.
  - This will cover the cost of the loans to make improvements and is how we will continue to make improvements.
  - Once the loan is paid we will have another project ready to go for another improvement.
  - Letter to go out informing the raise of dues.

Meeting closed at 9:00PM



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Katerina Hall/Secretary