



Century 21, Beal Inc.

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

Minutes of 2014 Meeting

1. 10:15am
 - a. President Larry Nemec calls meeting to order
 - b. President opens floor to questions
 - i. Questions raised about foundation
 - ii. Chase lounges for pool
 - c. Review previous meeting minutes
 - i. Motion raised to approve minutes
 - ii. Seconded
 - d. Minutes were approved.
2. Financials
 - a. Terry Thigpin, PM Broker, went over 2012 & 2013's financials and proposed 2014 budget.
 - b. 2014 Budget presented and approved
 - c. Terry discussed delinquencies and our process for collections, talked about the foreclosure process and why HOA needs to purchase debt and place lien on unit that falls behind
 - d. Terry yields floor to Joey Condon, HOA Coordinator, to review sales and listings
 - i. Joey Condon discussed market and property values increasing.
3. Maintenance
 - a. Condition of property and appearance were brought up
 - i. Joey Condon and Terry Fry discussed the walk-thru they did and items they found to be in dis-repair.
 - ii. Discussed different materials for breeze way covering, finding company
 - iii. Discussed people with pets, no enforcement at this time
 - iv. Larry discussed the pool, bike racks, parking paint, speed bumps, fencing and gates.



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- v. Order Handicap signage
- b. Outside maintenance discuss
 - 1. Find material to cover exterior to prevent repairing every year
 - 2. Resurfacing around hot tub
 - 3. Lighting is so much better
- c. Discussed Balcony Maintenance
 - 1. Terry Fry opened discussion about who is responsible. Leaning towards Owner
 - 2. Discussed what material should be used instead of sheet rock.
- d. Larry asked about residing the whole complex
 - 1. Find price and contractor – Joey Condon
- 4. New officers
 - a. Larry nominates Roger Martinez as new President, Renee Waronoff seconded
 - b. Motion passed
 - c. Terry Fry nominated as Secretary by Larry, Roger seconded, passed
- 5. Meeting adjourn 12:10pm