



Stone Ridge  
Phase 1, HOA, Inc.  
P. O. Box 1574  
Navasota, Texas 77868

**MEETING OF THE BOARD OF DIRECTORS  
OF STONE RIDGE, PHASE I, HOA, INC.  
Tuesday, July 31, 2018 @ 5pm  
705 E Washington Ave, NISD Admin Building  
Navasota, TX 77868  
Agenda**

- I. Call to Order
- II. Remarks from Residents: Any resident may address the board on any matter. Please limit remarks to 3 minutes. The board will place any comment not specific to this agenda on future agendas. Please note residents must be in good standing with the HOA in order to provide comments.
- III. Consent Agenda
  - a. Presidents Report
    - i. Update on 2018 goals
    - ii. Violations update
    - iii. Discuss plan to file lawsuits against those who are at least 1 year past due.
    - iv. Discuss officer duties.
    - v. Discuss concerns with failure of developer to keep pastures mowed.
    - vi. Discuss outstanding payment options.
  - b. Treasurers Report
    - i. AR Aging
    - ii. Provide 2018 budget.
    - iii. Review 2017 financials.
  - c. Receive information on current bookkeeping price increase.
- IV. Action Items
  - a. Approve Minutes from October 10, 2017.
  - b. Review and approve options for booking keeping agreement B-2018-0001
  - c. Accept bids for and approve a bookkeeper.
  - d. Discuss and possibly take action on hiring a full time management company.
  - e. Approve the 2017 financials.
  - f. Review and take action on credit card payments.
- V. Adjourn

## **BOOKKEEPING SERVICES AGREEMENT**

THIS BOOKKEEPING SERVICES AGREEMENT (the Agreement) is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_, of \_\_\_\_\_, (the Bookkeeper.) and \_\_\_\_\_, of, \_\_\_\_\_ (the Client).

### **RECITALS**

**A. WHEREAS**, Client desires to obtain certain bookkeeping services from the Bookkeeper;

**B. AND WHEREAS** Client agrees to engage the Bookkeeper as an independent contractor to perform such Services and the Bookkeeper hereby agrees to provide such services to the Client

**C. AND WHEREAS**, Client adopted this as the official agreement with the bookkeeper as noted in the January 30, 2018 minutes,

**NOW THEREFORE**, in consideration of the mutual covenants and agreements herein contained, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

#### **1. Services**

The Bookkeeper hereby agrees to provide the following services to Client (the "Services"):

- (a) Monthly Financials
- (b) General Ledger Audit
- (c) Journal Entries
- (d) Bank Reconciliation and Credit Card Reconciliation
- (e) Full Reporting
- (f) Job cost tracking
- (g) Cash receipts recording and monthly reconciliation of accounts receivable
- (h) Posting of payments and accounts payable and monthly reconciliation of account

The Bookkeeper shall conduct the Services in accordance with specifications set by the Client and the Bookkeeper shall at all times observe and comply with generally accepted book keeping and accounting standards and comply with all federal and state laws or regulations applicable to this Agreement

#### **2. Standard of Performance**

Bookkeeper hereby agrees that it shall follow the highest professional standards in performing all Services to be provided under this Agreement.

#### **3. Necessary information & Materials**

Client will be solely responsible to supply the Bookkeeper all information, materials, data, and documents necessary to perform the Services agreed under this Agreement. Client acknowledges and agrees that the accuracy of financial information supplied to Bookkeeper is the sole responsibility of the Client. Bookkeeper shall not be held responsible for the production of

inaccurate financial statements, records and billings, or any other financial reports if the financial data submitted by the Client is inaccurate.

#### **4. Term**

This Agreement is effective on the date written above and shall expire on \_\_\_\_\_. The parties may extend this Agreement for an additional year (12month) period by giving 30 day written notice.

#### **5. Independent Contractor**

Bookkeeper shall provide the Services as an independent contractor and Bookkeeper shall not act as an employee, agent or broker of the Client. As an independent contractor, Bookkeeper will be solely responsible for paying any and all taxes levied by applicable laws on its compensation. Bookkeeper understands that Client will not withhold any amounts for payment of any taxes from Bookkeeper's compensation.

#### **6. Payment**

During the term of this Agreement, Client shall pay the Bookkeeper for its Services under this Agreement the sum of \$\_\_\_\_\_, based upon an average hourly rate of \$\_\_\_\_\_. Payment shall be made by the \_\_\_\_\_ day of the month following receipt of Bookkeeper's invoice for the Services.

#### **7. Expenses**

The Client agrees to reimburse any pre-approved out of pocket expenses incurred by the Bookkeeper in connection with the Services, including, but not limited to, travel expenses, audit fees, tax fees, payroll service fees, etc.

#### **8. Confidentiality**

Bookkeeper in the course of performing the Services hereunder, may gain access to certain confidential or proprietary information of the Client. Such Confidential Information shall include all information concerning the business, affairs, products, marketing, systems, technology, customers, end-users, financial affairs, accounting, statistical data belonging to the Client and any data, documents, discussion, or other information developed by Bookkeeper hereunder and any other proprietary and trade secret information of Client whether in oral, graphic, written, electronic or machine-readable form. The Bookkeeper agrees to hold all such Confidential Information of the Client in strict confidence and shall not, without the express prior written permission of client, (a) disclose such Confidential Information to third parties; or (b) use such Confidential Information for any purposes whatsoever, other than the performance of its obligations hereunder. The obligations under this Section shall survive termination or expiration of this Agreement.

#### **9. Termination**

(a) Either party may terminate this Agreement for convenience by providing thirty (30) days written notice (Termination Notice) to the other party.

(b) If a party violates its obligations to be performed under this Agreement, the other party may terminate the Agreement by sending a thirty (30) days notice in writing. Upon receiving such

notice, the defaulting party shall have thirty (30) days from the date of such notice to cure any such default. If the default is not cured within the required thirty (30) day period, the party providing notice shall have the right to terminate this Agreement.

**10. Assignment**

Bookkeeper shall not assign any of their rights under this Agreement, or delegate the performance of any of the obligations or duties hereunder, without the prior written consent of the Client and any attempt by Bookkeeper to so assign, transfer, or subcontract any rights, duties, or obligations arising hereunder shall be void and of no effect.

**11. Notices**

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on (a) the day of delivery if delivered by hand during receiving party's regular business hours or by facsimile before or during receiving party's regular business hours; or (b) on the second business day following deposit in the United States mail, postage prepaid, to the addresses heretofore below, or to such other addresses as the parties may, from time to time, designate in writing pursuant to the provisions of this section.

Client:

Bookkeeper:

\_\_\_\_\_  
Signature/Date

\_\_\_\_\_  
Signature/Date

**12. Governing Law**

This Agreement is to be construed in accordance with and governed by the internal laws of the State of Texas, USA.

**13. Dispute Resolution**

All disputes under this Agreement shall be settled by arbitration in Grimes County before a single arbitrator pursuant to the commercial law rules of the American Arbitration Association. Arbitration may be commenced at any time by any party hereto giving written notice to the other party to a dispute that such dispute has been referred to arbitration. Any award rendered by the arbitrator shall be conclusive and binding upon the parties hereto.

This provision for arbitration shall be specifically enforceable by the parties and the decision of the arbitrator in accordance herewith shall be final and binding without right of appeal.

**14. Severability**

If any provision of this Agreement shall be held to be illegal, invalid or unenforceable under present or future laws, such provisions shall be fully severable, this Agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision had never comprised a part of this Agreement; and, the remaining provisions of this Agreement shall remain in full force and effect.

**15. Limitation of Liability**

IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY FOR ANY

INDIRECT, INCIDENTAL, CONSEQUENTIAL, SPECIAL OR EXEMPLARY DAMAGES, INCLUDING WITHOUT LIMITATION, BUSINESS INTERRUPTION, LOSS OF OR UNAUTHORIZED ACCESS TO INFORMATION, DAMAGES FOR LOSS OF PROFITS, INCURRED BY THE OTHER PARTY ARISING OUT OF THE SERVICES PROVIDED UNDER THIS AGREEMENT, EVEN IF SUCH PARTY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL NEITHER PARTY'S LIABILITY ON ANY CLAIM, LOSS OR LIABILITY ARISING OUT OF OR CONNECTED WITH THIS AGREEMENT SHALL EXCEED THE AMOUNTS PAID TO BOOKKEEPER DURING THE \_\_\_\_\_ MONTHS PERIOD IMMEDIATELY PRECEDING THE EVENT GIVING RISE TO SUCH CLAIM OR ACTION BY CLIENT.

**16. Indemnification**

Each party shall at its own expense indemnify and hold harmless, and at the other party's request defend such party its affiliates, subsidiaries, successors and assigns officers, directors, employees, sublicensees, and agents from and against any and all claims, losses, liabilities, damages, demand, settlements, loss, expenses and costs (including attorneys' fees and court costs) which arise directly or indirectly out of or relate to (a) any breach of this Agreement, or (b) the gross negligence or willful misconduct of a party's employees or agents;

**17. Entire Agreement; Amendment:**

This Agreement is the final, complete and exclusive agreement of the parties with respect to the subject matter hereof and supersedes and merges all prior or contemporaneous representations, discussions, proposals, negotiations, conditions, communications and agreements, whether written or oral, between the parties relating to the subject matter hereof and all past courses of dealing or industry custom. No modification of or amendment to this Agreement shall be effective unless in writing and signed by each of the parties.

**18. Waiver**

The waiver by either party of a breach of or a default under any provision of this Agreement shall not be effective unless in writing and shall not be construed as a waiver of any subsequent breach of or default under the same or any other provision of this Agreement, nor shall any delay or omission on the part of either party to exercise or avail itself of any right or remedy that it has or may have hereunder operate as a waiver of any right or remedy.

**19. Captions**

The headings used in this Agreement are for convenience only and shall not be used to limit or construe the contents of any of the sections of this Agreement.

**IN WITNESS WHEREOF**, the parties have signed this Agreement as of the date first set forth above.

**CLIENT-HOA**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**BOOKKEEPER**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_