

2022-07-27 Annual Meeting Minutes, Agenda and Treasurer Report

The meeting was called to order at 7:01 P.M.

- 1) There were 5 homeowners families and 4 board members at the meeting. This was not a quorum of homeowners. 11 were needed to vote on the election of Directors. Per a 2011 state amendment the meeting was adjourned and reopened and immediately reconvened for the sole purpose of election of directors. At the reconvened meeting, quorum shall be all those members counted as present. Directors shall be elected by a majority of those votes.
- 2) There was a nomination that the current board of Directors be reelected. There was a verbal vote and accepted by all homeowner's present.
- 3) All members of the board were present which constitute a quorum for transactions of affairs of the Corporation.
- 4) Minutes of the 2021 annual meeting were accepted and approved by the board.
- 5) Harold Clemons (Treasurer) presented and read the Treasurer Report and it was accepted and approved by the board.
- 6) Jack Grover (Vice President) gave a presentation of the Deed Restrictions Committee letters and notifications mailed to Homeowners in violation of CC&R's.
- 7) Meetings adjourn at 7:32 P.M

8) Homeowners Items of Concern, Suggestion or Comments:

- a) There was a discussed about if necessary mailbox repair and mail distribution. The HOA would need to pay for/or purchase the new mailboxes.
- b) Is there going to be a garage sale. Homeowners will be email in September asking if there is a need for a fall garage sale.
- c) There was a discussion about who and when the easement is mowed. The Landscaping committee explain the schedule.

Clear Creek Meadows Community Association, Inc.
Annual Meeting
Wednesday July 27, 2022 at 7:00 to 9:00 PM
Johnnie Arolfo Civic Center Meeting Rooms
400 West Walker League City, TX 77573

Agenda

1. Call to Order
2. Quorums: The presence at a meeting of members holding one-tenth of the votes entitled to be cast (11 homeowners), represented in person or by proxy, shall constitute a quorum at the meeting.
 - a. Quorum for Board of Director Elections Only: If quorum is not present or represented, the meeting shall be adjourned without notice other than announcement at the meeting, and immediately reconvened for the sole purpose of election of directors. At the reconvened meeting, quorum shall be all those members counted as present whether in person or by proxy, absentee ballot, electronic ballot, or any other method of representative or delegated voting. Directors shall be elected by a majority of those votes.
3. Election of Directors
 - a. Two or Three Directors each year are up for reelection to the board. The board recommends that the homeowners reelected this year's directors.
 - b. Nominations from Homeowners
 - c. Verbal Vote
4. Quorum of the Board of Director
 - a. A majority of the number of directors then in office, but in no event less than three, shall constitute a quorum for the transaction of the affairs of the Corporation at any meeting of the Board of Directors.
5. Introduction of Board members
 - a. Kevin Shryock
 - b. Jack Grover
 - c. Harold Clemons
 - d. Frank Provinziano
6. Approval of Minutes from 2021 Annual Meeting
 - a. Board members have been provided with copies of the minutes. Homeowners may view them on the web site at: <http://www.ccmhoa.org/meeting.html>
7. Treasurer Report
8. Deed Restrictions Committee Report

9. Town Hall Meeting

- a. This is the part of the meeting with the purpose of hearing concerns or comments or suggestions from the homeowners.

Each homeowner may address the board for three to five minutes. A director may briefly respond to statements made or questions posed. Speakers must observe rules of decorum. If a speaker is in the middle of a sentence when time is called, he/she may finish their thought before sitting down. The time guidelines ensure that others will have an opportunity to speak.

MEETING RULES: No Audio or Video recording allowed by attendees. However, the Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. Attendees may not engage in obscene gestures, shouting, profanity or other disruptive behavior. If attendees become disruptive, they may be expelled from the meeting.

11:42 AM
 07/27/22
 Accrual Basis

Clear Creek Meadows Community Association, Inc.
Expenses by Vendor Summary
 January through December 2021

	<u>Jan - Dec 21</u>	
City of League City Water	4,575.80	Irrigation
Clear Creek ISD Tax Office	10.38	Property tax
CNA Surety	326.03	Insurance
Dale Hoff	100.00	Maintenance
Daughtry & Farine, P.C.	1,794.38	Legal services
Direct Energy Business	743.76	Electricity
Fast Signs Clear Lake	94.34	Meeting/Dues signs
Galveston County Tax Office	94.47	Property tax
Gretchen Fagan Ins	2,648.00	Insurance/ bond
Gulf Coast Horticulture Services, LLC	17,301.44	Mowing/Plants
Gulf Coast Sprinkler Services	799.00	Sprinkler repair
Harold Clemons	125.71	Meeting and Mailings
Jack Grover v	72.00	Mailings
Kevin Shryock	737.92	Renew Web Site / plants
Kyle Shryock	1,125.00	Mowing Easement
Lone Star Flags and Flagpoles Inc.	268.12	Flag replacements
Merchant Deposit Fee	763.25	Online payment fees
Tom Crews CPA	800.00	Income tax Prep
U-haul Private Mini Storage	969.35	Storage - Closed out
US Postmaster	365.00	PO Box
TOTAL	<u><u>33,533.93</u></u>	
Bank Statement	12/27/2020	12/27/2021
Non Profit Checking	14,596.30	13,174.33
Money Market	162,275.19	162,595.58