

# 2015-06-25 Annual Meeting Minutes and Agenda

The meeting was called to order at 7:06 P.M.

1. There were 5 homeowners 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. A homeowner nominated that the current board of Directors be reelected. This was voted and accepted by all homeowners present.
3. There was a discussion about having a volunteer for the Decorating Committee with responsible to display and remove flags on holidays. The board is going to look into hiring a Boy Scout troop to perform these duties.
4. All members of the board were present which constitute a quorum for transaction of affairs of the Corporation.
5. Minutes of the last annual meeting were accepted and approved by the board.
6. Harold presented and read the Treasurer Report and it was accepted and approved by the board.
  - A Homeowner asked some question about the landscaping expense and the future expenses. This was answered and discussed.
7. Items 8 thru 10 of the agenda were read and review for the homeowners present.
  - A homeowner asked questions about the \$25.00 annual dues increase. This was answered and discussed.
8. No homeowner requested to speak.
9. Meetings adjourn at 7:25 P.M.
10. Town Hall Meeting:
  - A homeowner asked about using a driveway restoration product on their driveway. The ACC members asked them to submit an ACC form outlining the details.
  - A Homeowner asked about dumping soil on a low spot in the easement next to their property. The board does not see any problem with during this. They ask the homeowner to email a notice to the board when they plan to perform this.
  - There was a discussion about the speed bumps and have they slowed traffic. All agreed that they have worked as designed.

# Meeting Agenda:

Clear Creek Meadows Community Association, Inc.

Annual Meeting

Thursday June 25, 2015 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 Kevin
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 Frank
  - a. Two 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
  - d. Requesting Volunteers for the Decorating Committee. Responsible include displaying and removing holiday decoration and flags. Other committees available.
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 Kevin
  - a. Kevin Shryock President
  - b. Jack Grover Vice-President
  - c. Frank Provinziano Secretary
  - d. Harold Clemons Treasurer
  - e. Director at Large
6. Approval of Minutes from 2014 Annual Meeting Frank
  - a. Board members have been provided with copies of the minutes. Homeowners may view them on the web site.
7. Treasurer Report Harold

## 8. Project Reports

Kevin

- a. Front Beautification. Complete.
- b. Mail Structures Painting and Lighting Upgrade. Completed.
- c. An Executive Session was held to discuss five (5) homeowner's that have unpaid annual dues over 1 year old. The board contacted the homeowner's on numerous occasions requesting payment. Four (4) of the homeowner's elected to start a payment plan to bring their account current. After receiving no response from one (1) homeowner the board turned this account over to the association law firm to start collection action.
- d. This offer is available until June 30, 2015. Swimming at Claremont Pool. The Claremont Board has agreed to extend an invitation to the residents of Clear Creek Meadows to share their swimming pool season this year. The cost would be ~~\$150.00~~ \$125.00 per household. If you are interested, please let the board know at [ccmhoa@ccmhoa.org](mailto:ccmhoa@ccmhoa.org) and an application forms will be email with pool rules and hours the pool will be open this season.
- e. Please check the web site [www.ccmhoa.org](http://www.ccmhoa.org) for the latest news.

## 9. Committee Reports

Frank

- a. Architectural Committee
- b. Floyd Road. Mowing is the responsible of the city. The city has been contacted and informed the board the mowing is performed every 2 months. If you have any questions or concern contact the Street and Storm Water Department at 281-554-1086.

## 10. New Business.

Frank

- a. The board held an Executive Session to review the last 4 years finance reports for expenses and income. After reviewing and discussing the rising costs it was decided to increase the annual dues by \$25.00 from \$250.00 to \$275.00 a year starting with the 2016 dues.
  - i. This is allowed by the first amendment to the declaration of covenants, conditions and restrictions of Clear Creek Meadows dated July 19, 2000. This modified Section 8.3.C. "From and after January 1, 2001, the maximum annual assessment may be increased each year by a majority vote of the Board of Directors of the Association only to an amount which is not more than ten percent (10%) above the assessment for the previous year."

## 11. Homeowners Requesting to Speak.

- a. None

## 12. Adjournment

## 13. Town Hall Meeting. If time Available.

# Treasurer Report

5:50 PM  
06/25/15  
Accrual Basis

## Clear Creek Meadows Community Association, Inc. Expenses by Vendor Summary January through December 2014

	Jan - Dec 14
ADDI	97.43
Brick Restroation, Inc	31,950.00
City of League City	2,500.00
City of League City Water	1,810.56
Clear Creek ISD Tax Office	10.92
Clinton Electric	260.44
CNA Surety	279.96
Dale Hoff	100.00
Daughtry & Jordan, P.C.	3,670.90
Direct Electric	187.26
Direct Energy Business	1,583.07
Direct Energy Business South	511.81
Gretchen Fagan Ins	1,447.00
Gulf Coast Horticulture Services, LLC	15,244.16
Jack Grover v	836.73
Kevin Shryock	65.41
KiKi Landscaping	5,642.73
Kroger	40.87
Lone Star Flags	132.07
Office Depot	215.25
Services R Unlimited	60.00
Sundial Builders of Texas Inc.	3,500.00
Trugreen Commercial	124.20
U-haul Private Mini Storage	593.40
US Postmaster	216.00
Williams & Samuel LLC	575.00
<b>TOTAL</b>	<b><u>71,655.17</u></b>

	CHECKING	SAVINGS
OPEN	75,233.43	32,133.01
END	35,874.02	
CURRENT	58,731.61	32,193.15