

2017-06-01 Annual Meeting Minutes, Agenda and Treasurer Report

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

- 1) There were 4 homeowners and 5 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) All members of the board were present which constitute a quorum for transactions of affairs of the Corporation.
- 4) Minutes of the last annual meeting were accepted and approved by the board.
- 5) Harold presented and read the Treasurer Report and it was accepted and approved by the board.
- 6) Items 8 thru 10 of the agenda were read and review for the homeowners present.
- 7) Meetings adjourn.

8) Homeowners Items of Concern, Suggestion or Comments:

- a) There was a question about the Garage Sale sign. The board pays for a permit (\$10 to \$50 dollars) to have the banner up for one week.
- b) A homeowner asked how much in cost for Item 8.b. This was explained and accepted.
- c) Item 9.b: Questions were asked about the placement and start of the hike and bike trail. The city has not informed the board of this information. There will be further meeting with the city to gather this information.
- d) Item 10.b: A homeowner asked about having the landscaping where the back wall is having it enhanced. The landscaping committee will contact Gulf Coast and request a bid and present it to the board for review.
- e) There was a discussion about having the Power Line easement mowed every other week during the grass growing season. The landscaping company has being informing to start this schedule.
- f) Item 10.c: The law firm was contacted to get information on changing the CC&R's. The attorneys suggested that the board consist drafting guidelines. A homeowner asks about changing the CC&R's so that they are more restrictive like other subdivision CC&R's. This resulted in a discussion about changing the CC&R's and the procedure necessary to facilitate the changes. There are Pro's and Con's about making the CC&R's more restrictive. No action is planned at this time. See below on the procedure:

Amending the CC&Rs

The steps for amending the CC&Rs might look something like this:

- The HOA board receives a proposal for a change to the CC&Rs.
- The proposal is forward to the law firm for review and correct legal language.
- A meeting is scheduled to give homeowners and board members an opportunity to discuss the proposed change.
- A secret ballot is sent out to all homeowners to vote.
- The change is approved (or not approved) based on a quorum, not the amount of ballots returned. The CC&Rs dictate 67% percentage (77 homeowners) of members needed to approve the change.
- If approved, all members in the homeowners association will be sent an amended version of the CC&Rs.
- CC&Rs amendment is recorded at the County Recorder's office.

Clear Creek Meadows Community Association, Inc.
Annual Meeting
Thursday June 01, 2017 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
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
 - b. Jack Grover
 - c. Frank Provinziano
 - d. Harold Clemons
 - e. Gail Bevill
6. Approval of Minutes from 2016 Annual Meeting Frank
 - 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

Harold

8. Project Reports

Kevin

- a. The utility construction crew was informed that they need to repair the sidewalk damage after constructing the tower base. They comply with this request.
- b. Last Christmas the board hired a lighting company to install lights at the front entrance. The same company will light the front entrance again this year adding more lights to the back trees.
- c. At the fall community garage sale the associations Christmas decoration will be sold and the money turn in to the treasurer. There will no longer be a need for a rented storage unit.

9. Committee Reports

- a. **Architectural Committee.** Reminder that all improvements as defined in the Deed Restrictions must be approved in writing by the Architectural Control Committee **before the project begins.**
- b. **Floyd Road.** The city has started the planning and design phase of correcting the drainage problem. It will become part of Claremont Connector Hike and Bike Trails. Mowing is the responsible of the city.
 - i. 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.

- a. The board is researching replacing the front sign with a granite monument. Cost will be the main consideration. Otherwise the front sign will be repainting.
- b. The front landscaping and lighting will be enhance.
- c. Architectural guidelines / exterior maintenance guidelines.

11. Homeowners Requesting to Speak.

- a. None

12. Adjournment

13. Town Hall Meeting. If time Available.

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

Each register attendee 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.

Clear Creek Meadows Community Association, Inc.
Expenses by Vendor Summary
January through December 2016

	<u>Jan - Dec 16</u>	
City of League City Water	538.60	Water
Clear Creek ISD Tax Office	12.32	Tax
CNA Surety	279.96	Insurance
Dale Hoff	605.00	Light fixtures and replacement
Daughtry & Jordan, P.C.	3,646.26	Legal fees
Direct Energy Business	1,008.56	Lights Front
Direct Energy Business South	233.97	Lights Rear
Gulf Coast Horticulture Services, LLC	10,527.31	Mowing and plants
Harold Clemons	217.01	Replacment flags and hardware
Jack Grover v	1,606.59	Mailings - banners - permits - room
Kevin Shryock	403.14	Split Holiday decorations and Curb
Office Depot	191.18	Office supplies
Rene Ortiz	200.00	Labor for Curb paint
U-haul Private Mini Storage	1,366.40	Storage unit
US Postmaster	232.00	Postal Box rental
Williams & Samuel LLC	600.00	Accountant for taxes
TOTAL	<u><u>21,668.30</u></u>	

Operating	12/16 42370	\$51,409.90
	12/16 42705	\$66,530.28
Money Market	1/16 42370	\$32,225.43
	12/16 42705	\$32,273.96

Transfer from operati
\$50,000.00



Claremont Connector Hike and Bike Trails



June 22, 2006
City of League City GIS Department

The City of League City makes no claims
to the accuracy of this map.
It is intended for informational purposes only.

