

2016-06-29 Annual Meeting Minutes, Agenda and Treasurer Report

The meeting was called to order at 7:10 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 an open position on the board for At Large position. Gail Bevill volunteered to fill this position.
- 4) All members of the board were present which constitute a quorum for transactions of affairs of the Corporation.
- 5) Minutes of the last annual meeting were accepted and approved by the board.
- 6) The board requested volunteers for specify committees :
 - a) Shirlee Hudgins joined the welcoming committee with Gail Bevill.
- 7) There was a discussion about having a volunteer for the Decorating Committee with responsible to display and remove flags on holidays. The board may look into hiring a Boy Scout troop to perform these duties if no volunteers.
- 8) Items 9 thru 11 of the agenda were read and review for the homeowners present.
- 9) Homeowners Requesting to Speak.
 - a) Larry Fenn discussed his suggestion for allowing Chickens in the subdivision. (No roosters, 1 chicken per adult with a limit of 5).
 - i) The board responded:
 - (1) The CC&R's would need to amendment by 67% of the homeowners.
 - (2) The City of League City Municode Sec18-24 states that it is unlawful to have poultry within 50 feet of any residence.
 - (3) His requested was denied.
- 10) Harold presented and read the Treasurer Report and it was accepted and approved by the board.
- 11) Meetings adjourn.

12) Town Hall Meeting:

- a) 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.
- b) There was a discussion about having the Power Line easement mowed every other week during the grass growing season. The cost estimated is \$130 per mow. The landscaping company will be informing to start this schedule. The Cedar Landing mowing company was talked to about their mowing to the correct boundary.
- c) A homeowner asked about adding soil to the low spots in the easement next to the sidewalk. The board sees this as an ongoing problem and does not have a permanent solution.
- d) There was a question about the type of floodlights in the front. Larry Finn suggested that they be changed to LEDs. He has a company that performs this work. He was asked to submit a proposed to the board for review.

- e) There was a lengthy 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.
- f) It was asked that homeowners be inform that the city will repair any sidewalk damage.
- g) Comments were made about dog not being on leashes and leaving waste on properties. Please contact animal services (281-554-1377) about this. League City requires dogs and cats to be on a leach if outside of a fenced area in a public place.
- h) It was asked if the sidewalk grass area on the sides of the mail structure be cemented. Jack Grover will request bids and submit then to the board for review.
- i) A National Night Out committee was formed. Members: Gail Bevill, Shirlee Hudgins, Sigrd Ward

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
Wednesday June 29, 2016 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 2015 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. Requesting Volunteers for:

- i. The board is suggesting 3 members for each committee:

Committee	Members Needed	
Welcoming	1	
Rule Enforcement	1	
Landscaping	1	
Social & Recreational	3	
Architectural Control	1	
Decorating Committee	3	
Wherever & Whenever Needed	3	

8. Treasurer Report Harold

9. Project Reports Kevin

a. None.

10. 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 improvement begins.

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.

11. New Business.

a. None

12. Homeowners Requesting to Speak.

a. Larry Fenn to talking about the HOA amending its bylaws to allow residents to raise a few chickens in their yards, some restrictions would apply.

13. Adjournment

14. Town Hall Meeting. If time Available.

a. This is the open part of the meeting with the purpose of hearing comments / suggestion 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.

Treasurer Report

7:18 AM
06/22/16
Accrual Basis

Clear Creek Meadows Community Association, Inc. Profit & Loss by Class January through December 2015

	Unclassified	TOTAL
Ordinary Income/Expense		
Income		
Other Income		
Misc. Income	0.00	0.00
Refinance fees	500.00	500.00
Total Other Income	500.00	500.00
Total Income	500.00	500.00
Expense		
Property Taxes		
CCISD	13.67	13.67
Galveston County	-150.36	-150.36
Total Property Taxes	-136.69	-136.69
Maintenance		
Structure	600.00	600.00
Sprinkler	350.00	350.00
Electrical	95.64	95.64
Mowing	5,571.14	5,571.14
Total Maintenance	6,616.78	6,616.78
Administrative		
Meetings	30.31	30.31
P.O. Box Rental	224.00	224.00
Insurance - D&O	1,726.96	1,726.96
Legal - Assoc.	1,528.95	1,528.95
Legal - Collection	70.64	70.64
Total Administrative	3,580.86	3,580.86
Misc. Operating		
Storage Unit	648.35	648.35
Water-sprinkler	1,215.97	1,215.97
Holiday Decorations	300.00	300.00
Electricity	2,357.12	2,357.12
Bank Charges	-3.00	-3.00
Mailing - Other	184.97	184.97
Mailing - Statements	152.10	152.10
Total Misc. Operating	4,855.51	4,855.51
Total Expense	14,916.46	14,916.46

Ending Balance
 Checking \$53,896.30
 Savings \$32,177.22