

2014-06-26 Annual Meeting Minutes and Agenda

The meeting was called to order at 7:02 P.M.

1. There were 9 homeowners and 4 board members at the meeting. There was not a quorum of homeowners 11 were needed to vote on election of Director at Large this was bypass. All members of the board were present which constitute a quorum for transaction of affairs of the Corporation.
2. The board approved submitting of the updated policy on Records Retention, Production and Copying Policy to the attorney for review and proper legal language to be prepared for filing and recorded with the county.
3. Minutes of the last annual meeting were approved by the board.
4. Harold presented and read the Treasurer Report and as amended it was approved by the board.
5. Items 7 thru 9 of the agenda were read and review for the homeowners present.
6. Homeowner Milton T. Maddox requested to speak at the meeting and presented his issue with the Speed Hump signage and requested that his certified letter be incorporate in the minutes of the meeting (See Below). He requested to meet with board about the items in his letter. The board agreed to meet with him after the adjournment of the Annual Meeting.
7. Meetings adjourn.

Meeting with Milton T. Maddox regarding the Speed Hump Signage:

Mr. Maddox informed the board of his issues with the Speed Hump signage and informed the board that the sign is in violation of the CC&R. He asked the board to state what the plans are to remove the sign. The board stated the signs are under the control and responsibility of the city and do not violate the CC&R's and that he needs to contact the city about them.

There was some discussion about changing the CC&R and percentage of homeowners needed to accomplish this. He stated that it takes 90% of homeowners. This is correct as written in the CC&R. He was informed that the State Legislature changed this percentage in statue 209 in February 2011. See Sec. 209.0041 "a declaration may be amended only by a vote of 67 percent of the total votes allocated to property owners in the property owners' association"

In Mr. Maddox letter he requested 4 items. The board gave him the items and he accepted the items requested.

Meeting Agenda:

Clear Creek Meadows Community Association, Inc.

Annual Meeting

Thursday June 26, 2014 at 7:00 to 9:00 PM

Johnnie Arolfo Civic Center Meeting Rooms

300 West Walker League City, TX 77573

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 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.
3. Election of Director at Large Frank
 - a. Nominations from Homeowners
 - b. Verbal Vote
 - c. Requesting Volunteers for Decorating Committee. Responsible include displaying and removing holiday decoration and flags.
4. 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
5. Approval of Minutes from Last Annual Meeting Frank
 - a. Board members have been provided with copies of the minutes. Homeowners may view them on the web site.
6. Treasurer Report Harold
7. Project Reports
 - a. Denbury Pipeline. Project will start shortly.
 - b. Front Fence / Walls. Completed.
 - c. Speed Bumps. Completed. The city has installed the speed hump on Clear Creek Meadows Drive. The city also moved the speed limit sign closer to the 518 entrance.
 - d. 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 per household. If you are interested,

please let the board know at 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 for the latest news.

8. Committee Reports

- a. Architectural Committee
- b. Landscape Committee The board is soliciting bids for this. If you know companies that can perform this work either email ccmhoa@ccmhoa.org or contact Kevin Shryock at 832-435-4425
- c. Floyd Road. Mowing is the responsible of the city. The city has been contacted and informs 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.

9. New Business

- a. Community garage sale. This Saturday June 28, 2014 8 to 12.
- b. Mail Structures. The board is soliciting bids for getting them painted and replacing the lights with LED's. If you know companies that can perform this work either email ccmhoa@ccmhoa.org or contact Jack Grover at 832-483-7391.
- c. Front Beautification. The board is working with companies for suggestion for a design and installation of trees, flowers and plants at the front entrance. If you know companies that can perform this work or have any suggestion or concerns email the information to ccmhoa@ccmhoa.org.

10. Homeowners Requesting to Speak.

- a. Milton T. Maddox

11. Adjournment

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.

12. Town Hall Meeting

Mr. Milton T. Maddox Letter

June 16, 2014

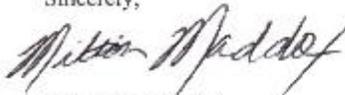
Clear Creek Meadows Community Association, Inc.
Board of Directors
P. O. Box 1707
League City, Tx 77574

Dear Homeowners Association/Board of Directors:

As per your instructions, please consider this letter an official request to speak at the June 26, 2014 meeting and to be placed on the agenda to do so. The topic of discussion will be to put the board on notice as to information that is being requested under paragraph 5.5 of the Declaration of Covenants, Conditions and Restrictions of Clear Creek Meadows executed on the 18th day of July 2000 and to have this letter and the questions it contains included in the minutes of the meeting. The request under this paragraph is available to all homeowner association members. This request is post marked four days prior to the deadline for making such a request by certified mail with return receipt requested. The topic of this request is information on the signage related to the speed humps and/or the speed humps installed on or about May 29, 2014. The information requested is as follows:

1. A copy of ALL minutes of ALL general meetings of the resident homeowners of the association and/or board of directors at whatever time and whatever place, related to speed hump signage and/or the speed humps.
2. Copy of ALL documents executed and ALL written directions to the City of League City Texas and independent contractors with regard to contracts or agreements related to speed hump signage and/or the speed humps installed in the subdivision. In addition this is a request for the names, addresses and contact phone numbers for all persons at the City of League City and contractors with whom the homeowners association had dealings with regard to the speed hump signage or speed humps.
3. Consider this letter a request for a meeting with the board of directors or president of the board to gather information and get answers to questions that relate to the speed hump signage and the speed humps.
4. Copies of all amendments throughout the life of the association to the Declaration of Covenants, Conditions and Restrictions of Clear Creek Meadows with regard to signage in the subdivision, if any.

Sincerely,



Milton T. Maddox
304 Clear Creek Meadows Dr.
League City, Tx 77573

Treasurer Report

Clear Creek Meadows CAI, ^b 2/26/2014

ADDI	Signs	Meeting	97.43
Brick restoration		Maintenance	32,950.00
City of League City		Speed bumps	2,500.00
City of League City	Utilities	Water	344.39
Clear Creek ISD	TAX		10.92
Clinton Electric	Maintenance	Electrical	260.44
CAN Surety CNA	Insurance	BOND	279.96
Daughtry	Admin		1,010.50
Direct Electric	Maintenance	Electrical	187.26
Direct Energy Business	Utilities	Electrical	969.42
Direct Energy Business	Utilities	Electrical	240.74
Gretchen Fagan Ins	Insurance	B&O	1,447.00
Jack Grover	Admin	Signs - room	836.73
Kevin Shryock	Maintenance	Weed & Feed	55.41
KIKI Landscaping	Maintenance	Lawn	4,497.93
Kroger	Admin	Meeting	40.87
Office Depot	Admin	Mailings	215.25
Trugreen	Maintenance	Lawn	124.20
U-Haul Storage	Admin	Storage Unit	593.40
US Postmaster	Admin	PO Box	216.00
Expenditures			46,887.85
Checking			
	1/1/2014		75,448.68
	6/25/2014		59,208.83
Savings			
	1/1/2014		32,133.01
	1/25/2014		32,148.85
TOTAL			91,357.68