

Clear Creek Meadows Community Association, Inc.
Annual Meeting
Wednesday, June 18, 2025, from 6:30 to 8:00 PM
Community Room in the League City Police Department
555 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, shall constitute a quorum at the meeting.
 - a) Quorum for Board of Directors Elections Only: If a 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, a quorum shall be all members counted as present. A majority of those votes shall elect directors.
3. Election of Directors
 - a) Two or Three Directors each year are up for reelection to the board. The board recommends that the homeowners re-elect this year's directors.
 - b) Nominations from Homeowners
 - c) Verbal Vote
4. Quorum of the Board of Directors
 - 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 Corporation's affairs at any Board of Directors meeting.
5. Introduction of Board members
 - a) Kevin Shryock
 - b) Jack Grover
 - c) Harold Clemons
 - d) Frank Provinziano
6. Approval of Minutes from the 2024 Annual Meeting
 - a) Board members have been provided with copies of the minutes. Homeowners may view them on the website at: <http://www.ccmhoa.org/meeting.html>
7. Treasurer Report
8. Deed Restrictions Committee Report

9. New Business

- a) **Dues increase to \$330.00 for 2026.** Due to the repair cost of Hurricane Berly's storm damage, the Board finds it necessary to increase the annual assessments by \$30.00 to \$330.00.

The Board is authorized to increase the annual assessments based on:
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS,
AND RESTRICTIONS OF CLEAR CREEK MEADOWS
ARTICLE 8 MAINTENANCE ASSESSMENTS

Article 8.3 Maximum annual assessment

(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.

The Amendment and Deed Restrictions are available at [CCMHOA Amendments and Deed Restrictions](#)

10. Town Hall Meeting

- a) Part of the meeting is to hear the homeowners' concerns, comments, or suggestions.

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 the rules of etiquette. If a speaker is in the middle of a sentence when time is called, they 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 is 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.