

2025-06-18 Annual Meeting Minutes, Agenda, and Treasurer Report

1. The meeting was called to order at 6:35 p.m.
2. One homeowner and four board members were at the meeting. This was not a quorum of homeowners. 11 homeowners are needed to vote on the election of Directors. Per a 2011 state amendment, the meeting was adjourned, reopened, and immediately reconvened for the election of directors. At the reconvened meeting, a quorum shall be all those members counted as present. A majority of those votes shall elect directors.
3. There was a nomination for the current board of directors to be reelected. There was a verbal vote, and the current board was reelected and accepted by all homeowners present.
4. All board members were present, constituting a quorum for transactions of affairs of the Corporation.
 - a. Kevin Shryock
 - b. Jack Grover
 - c. Harold Clemons
 - d. Frank Provinziano
5. The board accepted and approved the Minutes of the 2024 annual meeting.
6. Harold Clemons (Treasurer) presented and read the Treasurer's Report, which was accepted and approved by the board. The Treasurer stated, we don't charge any fee for refinancing. Funds were moved from the savings account into a money market account that pays a higher percentage and will renew every 90 days.
7. Jack Grover (Vice President) explained the Deed Restrictions Committee letters and notifications mailed to Homeowners in violation of CC&Rs.:
 - a. Old cars are being parked in the driveway and undergoing restoration.
 - b. Boats are being stored in driveways and under porte-cochere.
 - c. Trailers are being parked in the driveway.
 - d. Parking a work vehicle in the grass areas of properties.
8. Town Hall Meeting
 - a. The homeowner discussed a concern with people on motorcycles, ATVs, etc., using his driveway to access the easement. This was discussed in detail, and the homeowner volunteered to place a game camera so that we can see the severity of the problem before taking any action.
 - b. There was a concern about a hole in the easement causing problems with the mowing. The president was authorized to spend \$100.00 to correct this. If more funds are needed, it will need to be reviewed by the board.
 - c. The board reviewed the cost of having plants changed with the seasons. It was decided this was too expensive to continue, and flowering plants would be replaced with permanent plants.
9. Meetings adjourn at 7:10 p.m.

Clear Creek Meadows Community Association, Inc.
Annual Business 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.

Profit and Loss
Clear Creek Meadows CAI
January-December, 2024

DISTRIBUTION ACCOUNT	TOTAL
Income	
Association Dues	31,675.00
Other Income	0
Late Fees	325.00
Refinance	400.00
Total for Other Income	\$725.00
Services	275.00
Total for Income	\$32,675.00
Cost of Goods Sold	
Gross Profit	\$32,675.00
Expenses	
Administrative	0
Insurance - D&O	326.03
Insurance - General Liability	3,358.00
Meetings	166.93
Office Supplies	-32.70
P.O. Box Rental	453.24
Sales Tax Paid	539.55
Software	389.21
Total for Administrative	\$5,200.26
Maintenance	0
Electrical	160.00
Flags	279.07
Mowing	15,271.32
Plants	6,780.81
Structure	950.00
Total for Maintenance	\$23,441.20
Misc. Operating	0
Electricity	510.07
Holiday Decorations	250.00
Mailing - Other	11.00
Mailing - Statements	303.08
Water-sprinkler	676.58
Web Site maintenance	
Total for Misc. Operating	\$1,750.73
QuickBooks Payments Fees	767.39
Uncategorized Expense	
Total for Expenses	\$31,159.58
Net Operating Income	\$1,515.42
Other Income	
Other Expenses	
Net Other Income	0
Net Income	\$1,515.42