

# 2024-06-27 Annual Meeting Minutes, Agenda and Treasurer Report

The meeting was called to order at 6:30 p.m.

- 1) Three homeowners' families and four board members were 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, reopened, and immediately reconvened for the sole purpose of 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.
- 2) There was a nomination for the current board of directors to be reelected. There was a verbal vote, and accepted by all homeowners present.
- 3) 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
- 4) The board accepted and approved the Minutes of the 2023 annual meeting.
- 5) Harold Clemons (Treasurer) presented and read the Treasurer Report, which was accepted and approved by the board. The homeowners approved the funds transfer to a 5+% CD from the reserve/emergency funds.
- 6) Jack Grover (Vice President) explained the Deed Restrictions Committee letters and notifications mailed to Homeowners in violation of CC&Rs.
  - a) Courtesy Letter
  - b) Informative Letter
  - c) 209 Certify Letter. Legal fees will start being charged to the homeowner at this point and move forward.
  - d) File Lawsuit
  - e) Court Order
  - f) Contempt of Court
- 7) Flock Cameras Offered by the League City Police Department
  - a) The homeowners discussed the benefits and disadvantages of placing cameras at the entrance to the subdivision. All homeowners voted against the cameras.
- 8) Meetings adjourn at 7:25 p.m.
- 9) Town Hall Meeting
  - a) The homeowners discussed various items of concern.
    - i) Loose Speed Bump
    - ii) Front Entrance Wall
    - iii) Forced Sales

Clear Creek Meadows Community Association, Inc.  
Annual Meeting  
Thursday, June 27, 2024, 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 Director 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 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 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 2023 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
  - a. Transfer of funds from savings account to CD at our current bank.
8. Deed Restrictions Committee Report

## 9. Flock Cameras offered by The League City Police Department

- a. The League City Police Department is expanding its use of flock cameras, which take pictures of vehicle license plates and immediately notify the department when a stolen vehicle or plate is detected. In addition, LCPD has partnered with several homeowner associations to bring the cameras to their neighborhoods.
- b. "Many HOAs have come forward and expressed interest in the program," said Cpt Lee. "So far, we have installed cameras at Marbella, Bay Colony West, Brittany Lakes, Magnolia Creek, and many others are interested in purchasing the cameras."

## 10. Town Hall Meeting

- a. Part of the meeting is g 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.

# Clear Creek Meadows CAI

## Profit and Loss

January - December 2023

	TOTAL
Income	
Association Dues	31,350.00
Interest Income	351.92
Other Income	
Late Fees	350.00
Refinance	400.00
<b>Total Other Income</b>	<b>750.00</b>
Shipping Income	-5.67
<b>Total Income</b>	<b>\$32,446.25</b>
GROSS PROFIT	<b>\$32,446.25</b>
Expenses	
Administrative	
Audit/Accounting	1,225.00
Insurance	2,065.00
Insurance - D&O	326.03
Insurance - General Liability	1,112.00
Meetings	173.24
Office Supplies	206.56
Sales Tax Paid	1,072.09
<b>Total Administrative</b>	<b>6,179.92</b>
Maintenance	
Electrical	440.00
Mowing	16,771.21
Plants	3,620.00
Sprinkler	586.93
<b>Total Maintenance</b>	<b>21,418.14</b>
Merchant deposit fees	297.90
Misc. Operating	
Electricity	126.40
Holiday Decorations	2,200.00
Mailing - Statements	232.66
Water-sprinkler	1,511.01
<b>Total Misc. Operating</b>	<b>4,070.07</b>
Property Taxes	
CCISD	18.36
Galveston County	15.16
US Income Tax	193.00
<b>Total Property Taxes</b>	<b>226.52</b>
QuickBooks Payments Fees	39.72
<b>Total Expenses</b>	<b>\$32,232.27</b>
NET OPERATING INCOME	<b>\$213.98</b>

# Clear Creek Meadows CAI

## Profit and Loss

January - December 2023

	TOTAL
Other Expenses	
Refund	13.50
<b>Total Other Expenses</b>	<b>\$13.50</b>
NET OTHER INCOME	<b>\$ -13.50</b>
NET INCOME	<b>\$200.48</b>