

# 2021-07-13 Annual Meeting Minutes, Agenda and Treasurer Report

The meeting was called to order at 7:01 P.M.

- 1) There were 3 homeowners families and 5 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) There was a nomination that the current board of Directors be reelected. There was a verbal vote and accepted by all homeowner's present.
- 3) All members of the board were present which constitute a quorum for transactions of affairs of the Corporation.
- 4) Minutes of the 2019 annual meeting were accepted and approved by the board.
- 5) Harold(Treasurer) presented and read the Treasurer Report and it was accepted and approved by the board.
- 6) Meetings adjourn at 7:42 P.M.
- 7) **Homeowners Items of Concern, Suggestion or Comments:**
  - a) There was a discussed about the front wall and towers about repair cost if the wall is damaged by a hurricane or un-insured motorist.
  - b) A question was raised about the cost of landscaping and mowing of the front and easement. The Landscaping committee answered the questions.
  - c) The board reviewed recent legislative changes forwarded to the board by association attorney firm Daughtry & Farine, P.C.

Clear Creek Meadows Community Association, Inc.  
Annual Meeting  
Tuesday July 13, 2021 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
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
  - a. Two or Three 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
  - a. Kevin Shryock
  - b. Jack Grover
  - c. Harold Clemons
  - d. Frank Provinziano
  - e. Gail Bevill
6. Approval of Minutes from 2019 Annual Meeting
  - 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. Treasurer Report
8. Town Hall Meeting
  - a. This is the part of the meeting with the purpose of hearing concerns or comments or suggestions from the homeowners.

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 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.

6:17 PM

## Clear Creek Meadows Community Association, Inc.

## Profit &amp; Loss

07/11/21

January through December 2020

Accrual Basis

	Jan - Dec 20
Ordinary Income/Expense	
Income	
Association Dues	31,075.00
Interest Income	532.13
Other Income	
Late Fees	375.00
Refinance	300.00
Other Income - Other	500.00
Total Other Income	1,175.00
Total Income	32,802.13
Gross Profit	32,802.13
Expense	
Merchant deposit fees	566.25
Bank Service Charges	5.00
Property Taxes	
US Income Tax	183.26
C&SD	4.88
Property Taxes - Other	6.47
Total Property Taxes	194.41
Maintenance	
Sprinkler	159.54
Electrical	100.00
Mowing	14,347.49
Plants	5,825.00
Maintenance - Other	46.48
Total Maintenance	20,478.51
Administrative	
Sales Tax Paid	912.51
Insurance - General Liability	845.00
Office Supplies	40.15
P.O. Box Rental	318.00
Audit/Accounting	1,200.00
Insurance - D&O	1,050.03
Total Administrative	4,973.69
Misc. Operating	
Storage Unit B187	874.35
Water-sprinkler	2,808.02
Holiday Decorations	1,950.00
Electricity	876.76
Mailing - Other	85.00
Mailing - Statements	270.68
Total Misc. Operating	6,664.81
Total Expense	32,882.67
Net Ordinary Income	-80.54
Net Income	-80.54