

2023-06-29 Annual Meeting Minutes, Agenda and Treasurer Report

The meeting was called to order at 7:06 P.M.

- 1) Two 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 that the current board of Directors 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 2022 annual meeting.
- 5) Harold Clemons (Treasurer) presented and read the Treasurer Report, which was accepted and approved by the board.
- 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 fee start being charged to the homeowner at this point and forward.**
 - d) File Lawsuit
 - e) Court Order
 - f) Contempt of Court
 - g) Additional Fines
- 7) Meetings adjourn at 7:40 P.M

8) Homeowners' Items of Concern, Suggestions or Comments:

There was a discussion about who and when the easement is mowed. The Landscaping committee explained any different schedule.

Clear Creek Meadows Community Association, Inc.
Annual Meeting
Thursday, June 29, 2023, from 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 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, whether in person or by proxy, absentee ballot, electronic ballot, or any other representative or delegated voting method. 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 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 2022 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. Town Hall Meeting
 - a. This is part of the meeting 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 decorum. 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.

12:18 PM
06/29/23
Accrual Basis

Clear Creek Meadows Community Association, Inc.
Expenses by Vendor Summary
January through December 2022

	<u>Jan - Dec 22</u>
American Outdoor Lighting LLC	4,200.00
City of League City Water	1,141.84
CNA Surety	326.03
Daughtry & Farine, P.C.	85.00
Direct Energy Business	767.16
Gretchen Fagan Ins	2,877.00
Gulf Coast Horticulture Services, LLC	11,874.01
Harold Clemons	119.71
IRS	58.00
Kevin Shryock	1,103.84
Kyle Shryock	4,450.00
Office Depot	220.88
Tom Crews CPA	612.50
U-haul Private Mini Storage	-299.80
TOTAL	<u>27,536.17</u>

Non-Profit checking

Date	Balance
1/2/2022	\$12,684.46
12/31/2022	\$17,536.86

Money Market

Date	Balance
1/26/2022	\$162,618.29
12/26/2023	\$163,337.43