

Minutes of the Creek Meadows Annual Membership Meeting
November 20, 2020
Wellborn Community Center (and via Zoom)

1. Meeting called to order at 6:15 PM with Nancy Mader, V.P. presiding.
2. Roll taken. All Directors present, with the exception of President, Bryan McMurray.
3. Proof of notice was provided by Toni Myers with Beal Properties (HOA Management).
4. Quorum Established using Proxy and Absentee votes as well as in person attendees. Lara Lewis motioned to waive the reading of the minutes from the annual [November 13, 2019](#) meeting and to approve. Ratnakar Merugureddy seconded the motion. All voted in favor. Motion passed and minutes from 2019 Annual Meeting were accepted into the record.
5. Lara Lewis, Treasurer, reviewed the financial condition of the HOA.
 - Almost everyone paid HOA dues. 4 serious delinquencies pending.
 - Projects tackled in 2020;
 - *New pool furniture for CM pool
 - *Enclosed the roof at CM pool house to keep birds out
 - *Paint CM pool house
 - *New light fixtures on CM pool house
 - *Estates median project
 - *Relandscape the 4 large monument signs, as well as Timber entrance monument sign
 - *Update landscaping at both pools
 - *Repair drainage problem on Estates playground and repair rubber mat
 - *Apply Decoseal to coping and joints at both pools
 - Expenses for 2020 were well within budget.

Toni Myers, Beal Properties, gave the Management report.

-385 violations issued in 2020. Most of these included front yard grass overgrown, flower beds not being tended, and trash cans left on curbside more than 12 hours after pick up.

-Total lots – 802 in the neighborhood. New phase is adding 95 additional lots to the Creek Meadows side.

-63(CM)– 46(Estates) rentals

-693 – Primary residents (Need to confirm this count)

6. Committee Reports:

Resty Villegas– Architectural Control Committee–explained details below regarding submitted and approved requests for 2020:

1. Sheds – 9
 2. Patio – 8
 3. Swimming pools – 6
 4. Pergolas – 4
 5. Repainting – 4
 6. Screen Patio – 1
 7. Playsets – 2
 8. Total approvals: 38 Denied: 4
- Delays of projects: none

Cheryl Calame – Landscape Improvement Committee – Reviewed landscape projects completed, including Estates median, both main entrances, Timber entrance, and both pools.

Lara Lewis - Social Committee – Easter 2020 and Holiday 2019 events were received well this year. Easter event had to be altered due to the COVID-19 pandemic but 80 homeowners took Easter eggs to hide in their yards. Holiday decorations on monuments will be put up in December.

Lara also gave an update on the Greens Prairie Trail widening project, and the damage to the CM and ECM irrigation systems. The City of College Station is paying to fix the irrigation. Work will be complete before the end of next week. There is an electrical issue with the flood lights on the monument signs and that is being looked at by an electrician.

Also discussed issues with kids playing in culverts, spraying graffiti, and breaking flood lights on the large monuments – HOA had to pay to clean the graffiti and replace the lights.

7. Voting for New Board:

Floor was open for additional nominations. None were put forth. Nancy briefly introduced candidates and voting was opened.

Voting for new Board Members was completed and the elected board members (each serving a 2 year term) announced:

- Nancy Mader (incumbent)
- Parker Long
- Jonathan Bova
- Jacob Nikkel
- Jennifer York
- Ronald Bird

The new Board Members will meet separately to determine Officers and positions.

8. Unfinished Business

There was no unfinished business to discuss

9. New Business

Nancy discussed the new recommended amendments to the By-laws. It was asked and answered that HOA Membership equals one vote per lot. Exception is the developer Oldham Goodwin, which get 4 votes per lot, until they fall below 10% ownership.

Nancy Mader stated that the HOA has worked well for last 4 years with CM and Estates receiving equal attention. Equal representation is called for by the CCR's. Establishing two neighborhoods formally would be a change to the CCR's and would require a vote of the entire membership. Recommendations to amend the By-Laws are at the advice of the HOA attorney, including the 5% quorum, which she feels has become as a norm.

Lara Lewis explained about how the original Bylaws and CCR's were written to accommodate a total of four (4) separate neighborhoods in the Association. Master plan was changed as development progressed, but the by-laws were never amended to account for the change to only two neighborhoods. Discussion was had about the need to further amend the By-Laws, and CCR's, so they make more sense. Lara said that it was a project that the new Board could explore before the next Annual meeting.

Rebeca and Kimberly volunteered with Toni Myers to help in counting ballots
Nancy called for voting.

Nancy drew two addresses for discounted 2021 HOA dues of \$250 each. Winners were announced.

All motions on ballot passed.

- Quorum changed from 51% to 5%

- Board of Directors set at 6 members to allow for 3 from each neighborhood (Creek Meadows and Estates of Creek Meadows)

- President will alternate from Creek Meadows and Estates of Creek Meadows neighborhoods each term.

It was noted that the President for the 2021-2022 term would be from the Estates of Creek Meadows.

10. 7:56 PM meeting adjourned.

ADDENDUM TO ANNUAL MEETING MINUTES

Board of Director's Officers for 2021-2023;

President – Parker Long

Vice President – Nancy Mader

Secretary – Jennifer York

Treasurer – Jonathan Bova

Bank account will be changed to reflect Jonathan Bova and Terry Thigpin (Owner Beal Properties) as the new signatures on the checking and savings account.

Signed this _____ day of _____, 2021

Nancy Mader, Vice President