

Berry Creek HOA Board Meeting

July 14, 2025 at 6:00 pm

Berry Creek Clubhouse

Board Members Present: Brandon Halcomb, Deidre Billings, Nancy Cooper, Kent Neeland, Nedra Segal, Sarah Ramsey, Jared Starks, David Carter, Pat Sherin.

Approval of Previous Minutes

A motion, second and vote to accept the June 2025 Board Meeting corrected minutes.

Comments from Resident Guests

President's Report

A request for a long-term lease (2 year) at 1715 Ashton the current property owner will be responsible for HOA dues etc. A copy of the lease is expected for review.

A "NO SOLICITOR" sign needs to be installed adjacent to the west Berry Creek entry. There may be a sign in the guard shack.

New Board Member appointment - Kathy Anderson will be returning. Welcome back Kathy.

Maintenance Report

The pool lights are not working; the electrician has verified power to the transformer and contacts. It appears the bulbs may be faulty. The electrician will return when the pool level can be lowered for access to the fixtures.

A request for a larger refrigerator for the Clubhouse be purchased and probably placed in the storage room. Item was approved at \$200.00 maximum.

A request to replace the TV trays (4 each) - this item was approved

Sarah Ramsey will investigate updating the Berry Creek website.

Finance Report

Monthly Financial Summary

HOA dues for the 2025 year have been received from most Berry Creek residents. The delinquent property owners have received a letter from the President requesting a speedy resolution to this matter.

Deidre will follow-up on the potential of moving some of the funds from our account into a higher yield account.

The finance report was reviewed, a motion was presented to accept, as read. It was seconded and approved.

Committee Reports

Social Committee

The 4th of July celebration at the Clubhouse was successful and well attended.

A Sno Cone Back -to-School event at the Clubhouse is being planned. August 14, 2025 is the presumed first day of school. The Sno Cone day will probably precede this date. Sarah Ramsey and Sarah Davenport will coordinate the event.

Committee Reports (continued)

Welcome Committee

Nancy has welcomed a number of new residents this month.

Old Business

The Pecan Grove Drainage channel bids and schedules to complete the repairs are still forthcoming.

At the June HOA Meeting, Gary Varnell @ 1702 Palmetto Street reported some lawn damage due to vehicle parking during a graduation party the last weekend of May. A reminder that all Clubhouse reservation requestees need to ensure their guests be mindful to protect adjacent properties and be mindful/courteous of the resident's property.

The item discussed at the June HOA Meeting - lawn/pool maintenance issue at 3216 Shilo Creek reported that the pool was overgrown and the yard had not been properly maintained. A letter of notice to correct the issues was sent, and the yard has been mowed.

Bermuda grass has begun to invade the playground in spite of the fact that a weed barrier was installed prior to the new mulch being placed. Most weed killers are not conducive to kids on the playground, so further discussion to remediate the Bermuda grass will be needed. This item will require further discussion.

The guard shack's south window needs replaced. It was suggested that permanent shutters be installed in lieu of a new window. A motion was seconded and approved to install shutters.

The concrete foundation for the deleted spring playground toy needs to be removed. It may be possible, in addition, for the contractor doing repairs at the Pecan Grove Drainage to remove it as part of their scope of work.

Sprinkler heads along Berry Creek Street are being repaired/replaced as needed. There are numerous sprinkler issues being taken care of. A new control clock has been installed on the east end of Shilo Creek.

The Club House doors needed some work to seal the thresholds or sweeps to keep storm water from coming in. Lee Glass replaced the sweeps and resealed around the fixed windows in the main commons area.

The City of Stillwater Street department was contacted regarding repairs to the wide cracks in the asphalt in various areas in Berry Creek. There was a response stating the City of Stillwater would “get it scheduled”. It was mentioned that the repairs may get more attention if individual property owners contacted the City of Stillwater Street department and file complaints.

New Business

The City of Stillwater, Street department was contacted by Nancy to get the wide cracks in the asphalt in various areas in Berry Creek repaired. She received a response stating the city would “get it scheduled”. This item will be revisited.

The HC Ramp at the Clubhouse needs to be better defined. There have been numerous trips attributed to this issue. It may be possible to paint the sloped sides with reflective paint. Suggestion was white to match the current parking lot striping. Thank you David Schaller for painting the sides of the HC ramp.

A request to install a pergola with a metal roof at _____? The resident will submit a plan for review.

There has been a small trailer chained to a mail box on Culpepper. A request had been submitted for a short-time duration for an RV earlier. Brandon will follow-up on this.

A motion to adjourn and seconded, the motion passed.

Meeting adjourned - 6:45 p.m.