

Berry Creek HOA Board Meeting

June 9, 2025 at 6:00 pm

Berry Creek Clubhouse

Board Members present: Brandom Halcomb, Trevor Davenport, Deidre Billings, Nancy Cooper, Kent Neeland, Nedra Segal, Sarah Ramsey, Pat Sherin.

Approval of previous minutes

Motioned and seconded to accept the May 2025 Board Meeting minutes

Comments from Resident guests

Gary Varnell @ 1702 Palmetto Street reported some lawn damage due to vehicle parking during a graduation party the last weekend of May. Damage to the sod was repaired and potential irrigation item are yet to be determined. Gary suggested possible HOA Board intervention to regulate parking during high attendance Clubhouse reservations. HOA Board reviewed the incident and will address this item next meeting.

The Lawn/pool maintenance at 3216 Shilo Creek reports of the pool being overgrown and the yard not properly maintained was discussed. There was an attempt to visit about the issue but no one responded. A phone call to the contact person in the neighborhood directory was made and the front yard did get mowed once in May. A letter of notice to correct the issues will be sent.

President's Report

N/A

Maintenance Report

The PRIVATE PARKING signs at the parking area are being replaced and should withstand the weed trimmer better. Thank you, Kent Neeland.

The concrete foundation for the deleted spring playground toy needs to be removed it may be possible to have the contractor doing repairs at the Pecan Grove Drainage 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 including a new clock on an east zone.

A new vacuum has been replaced for use in the Club House.

Additional pool access keys have been purchased for use by new residents.

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.

The City of Stillwater Street dept 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 of Stillwater would "get it scheduled". This item will be revisited.

Finance Report

Monthly Financial Summary

HOA dues have been received from most. Deidre has been in contact with the delinquent property owners it's getting a bit frustrating contacting the same accounts each month. A letter will be sent out by the President to these residents.

A suggestion to move some of the funds into a better interest yield account was discussed. Deidre will follow up.

Reviewed, Motion to accept the finance report, seconded and passed.

Committee Reports

Social Committee

Thank you, Sarah, for the recent newsletter. Well done!

An event will be planned for the 4th of July at the Clubhouse. Initial plans are for hotdogs provided by the HOA and residents providing a dish to share. Further details will be posted as they are available.

Committee Reports (continued)

Welcome Committee

Nancy mentioned there are quite an influx of new neighbors due the number of properties currently being sold. She has contacted a number of them this month.

Old Business

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

New Business

The Club House doors need some work to seal the thresholds or sweeps to keep storm water from coming in. Brandon has contacted Lee Glass To replace the sweeps and reseal around the fixed windows in the main commons area.

The Guard Shack south window needs replaced.

The City of Stillwater Street dept 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.

A motion to adjourn and seconded, the motion passed.

Meeting adjourned - 6:45 p.m.