

Berry Creek HOA Board Meeting

May 12, 2025 at 6:00 pm

Berry Creek Clubhouse

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

Approval of previous minutes

Motioned and seconded to accept the April 2025 Board Meeting minutes

Comments from Resident guests

N/A

President's Report

N/A

Maintenance Report

Replacement/repair of some Playground equipment is ongoing.

Pool chairs/furniture have been washed, clubhouse windows have been cleaned.

Dennis Cyr has been repairing the pool coping tiles, also he repaired the plaster at the shallow end of the pool, this is a temporary fix to last this season. This will need a permanent repair once the pool is closed in the fall or next spring. The grating at the shallow end will need replacement, as well. These repairs will be a significant cost impact.

Finance Report

Monthly Financial Summary

HOA dues have been received from most. The Board will be in contact with the delinquent property owners.

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

No further information as to who will be the POC, however it was mentioned that there will be quite the influx of new neighbors due the number of properties currently up for sale.

Old Business

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

Last meeting it was discussed to remove the "Private Property" signs at the Clubhouse parking area, due to their state of disrepair. However, it was determined that we should replace the sign frames instead. The signs define the playground and pool area are intended for BC residents only.

Item discussed at the last meeting was removing the concrete foundation for the west spring toy. It was suggested that it might be possible to talk with the contractor who has been hired to repair the Pecan Grove drainage channel about removing the concrete at the playground.

Termite mitigation in the outdoor pool restroom area is yet to be scheduled.

New Business

Pool is set to open **May 17, 2025**

A motion to adjourn and seconded, the motion passed.

Meeting adjourned - 6:35 p.m.