

Berry Creek HOA Annual Meeting Minutes

November 10, 2025

Members Present: Brandon Holcomb, Deidre Billings, Kathy Anderson, Sarah Ramsey, Nedra Segall, Trevor Davenport, Patrick Sherin, Judy Nelson, Heidi Williams, Marilyn Reuser, Forrest Reuser, Pat Kennedy, Paula Kendrick

Current Improvements and updates:

The Commons Area irrigation systems have been winterized.

The Guard Shack repairs; Fountain pump house; Clubhouse north wall repair; Clubhouse entry post repair/re-stain; Pool fence repaint; Garden Home fence repaint and Pecan Grove drainage repair work will be awarded to McKee Construction. Work schedule TBD.

Due to the age of the Clubhouse AC, roof and pool maintenance may need attention in the near future.

A question regarding spraying trees for bag worms' infestation was addressed and PEAK Pest Control may be contacted to spray in spring.

There was new playground mulch installed this year.

A new refrigerator (with freezer compartment) has been installed.

Numerous irrigation sprinkler repairs have been made.

The Security Lights and cameras for the Clubhouse have been delivered and will be installed in the pool area, parking area, and pool gate/playground area.

Finance Report:

The current budget 2025 and proposed 2026 budget were reviewed

The Board moved \$60K from checking to a money market savings account with higher interest rate.

The Board approved raising the annual dues back to \$700 to cover some of the potential maintenance items in the near future (i.e. pool surface repair, both the AC / existing roof on the clubhouse nearing 20 yrs old) along with the rising costs for all public services.

Notices of the increase will be included in December invoices.

After review of additional proposals for less expensive insurance providers, it was determined that State Farm Insurance is still the best option.

Committee Reports:

Social Committee:

Christmas Party schedules - Kids party 12/6/25

Adult party 12/14/25

(Sarah has posted this information in the News Letter.)

(Entertainment and Santa plans are being finalized for the Kids party.)

There were a number of positive comments from the public regarding the Halloween traffic and reception here in Berry Creek.

Welcome Committee: Nothing at this time.

Adjourn: The meeting was adjourned at 7:25pm