

Berry Creek HOA Board Meeting Minutes

November 10, 2025

Members Present: Brandon Halcomb, Deidre Billings, Kathy Anderson, Sarah Ramsey, Nedra Segall, Trevor Davenport, Kent Neeland, Patrick Sherin

Approval of previous minutes: Motion made by Sarah and seconded by Trevor to approve minutes, the Board voted to approve.

Comments from guests: N/A

President's Report/Maintenance Report:

See also Old/New Business

Cooper Locksmiths repaired entry locks to the Clubhouse, Kathy credited them with a quick and thorough response.

Commons Area irrigation systems have been winterized, Thankyou Brandon and Trevor.

Finance Report:

One resident remains with unpaid 2025 dues

Deidre moved \$60K from checking to the money market savings account with higher interest rate.

There was discussion regarding raising the annual dues back to \$700.00 to cover some of the potential maintenance items in the near future, i.e. pool surface repair, both the AC and the existing roof on the clubhouse are nearing 20yrs old. A motion by Nedra to raise the dues back to \$700.00 was seconded by Kent and approved by the board. Notices of the increase will be included in December.

Motion made by Trevor and seconded by Kathy to approve the financial reports. Financial report was approved by the board.

Committee Reports:

Social: Christmas Party Schedules; Kids party 12/6/25 and adult party 12/14/25 Sarah had 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 made by Berry Creek residents.

Welcome: Nancy has stepped back due to illness, Kathy indicated she is filling in for the time being.

Old Business:

The estimates from Blake Ryder and McKee for the Guard shack repairs, Fountain pump house, Clubhouse North wall repair, Clubhouse entry post repair/re-stain, Pool fence repaint, Garden Home fence repaint, were reviewed. Although McKee estimate was not the low bid their bid appeared more inclusive of the work to be completed also McKee provided an additional estimate for the Pecan Grove Drainage repair. Pat made the motion to accept McKee, Kent seconded and the board approved them.

The Security Lights and cameras for the Clubhouse have been delivered and will be installed in pool area, parking area, pool gate/playground area. The Pool Light replacements will be done by Marshall Electric when the pool level is lowered for access.

New Business:

The Annual Business meeting followed the Board HOA meeting on November 10, 2025 at approximately 7:00pm.

Reminder: Workout room will be closed each Sunday morning from 7:30-9:30am. This will allow the cleaning service to clean without interruptions.

Dennis Cyr has been providing exceptional pool maintenance at a bargain rate. Further discussion will be done concerning this in future meeting

Adjourn: Nedra motioned, Trevor seconded to adjourn the meeting 6:40pm