

Berry Creek HOA Board Meeting Minutes
April 13, 2026

Members Present: Brandon Halcomb, Kathy Anderson, Nedra Segal, Nancy Cooper, Sarah Ramsey, Kent Neeland, Patrick Sherin

Approval of previous minutes: Motion by Sarah and seconded by Kent to accept the March 9, 2026 meeting minutes. The minutes were approved.

Comments from guests:

N/A

President's Report

Maintenance Report:

The Security Lights and cameras for the Clubhouse have been installed and are operating. McKee Construction Guard shack south window has been replaced and trim painted. The Water Fall pump house entry has been replaced and painted. Repairs and painting the north side of the Clubhouse is complete, and painting of the pool fence is in progress. The foundation for the abandoned spring toy in the playground has been removed.

Finance Report:

The financial statement was reviewed and approved

There are 10 delinquent property annual dues not paid. Late charges will be assessed as of March 1, 2026 and additional fees are added per month until the dues and accrued fees are paid.

Committee Reports:

Social:

The neighborhood spring garage sale dates are tentative May 1st and 2nd. Nancy Cooper coordinates signage, daily time and duration, as well as scheduling Super Thrift donation.

Welcome: N/A

Old Business:

A proposal from Randy's Pool Service for 3 Pool Light replacements with LED lighting was reviewed. The proposal includes replacing the mastic at the edge tile/ concrete pool deck as well. The estimated cost is \$6800.00. The proposal was accepted by the board and this work will be completed prior to the pool opening.

The Guard shack repairs: replacement door has been re-ordered as the door delivered was incorrect.

The following repairs are weather dependent:

- 1) Clubhouse entry post repair/re-stain
- 2) pool fence repaint
- 3) Garden Home fence repaint and replace the stone on one column

New Business:

Randy's Pool Service suggested installing pool nonskid tile at the zero entry of the pool to correct the flaking surface in that area, this proposal work will be reviewed during this year's winter pool shut down.

Instructions for the Clubhouse TV use will be updated.

A mirror or some decoration is needed on the west wall of the Clubhouse Commons area.

Adjourn: The meeting adjourned at 6:30pm