

Berry Creek HOA Board Meeting Minutes

May 11, 2026

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

Approval of previous minutes: A motion by Nedra and seconded by Sarah to accept the April 13, 2026 meeting minutes. The minutes were approved.

Comments from guests:

N/A

President's Report

Maintenance Report:

The in-pool lights have been installed and pool mastic will be completed by mid-week allowing the pool to be filled and ready for opening on May 17, 2026.

McKee Construction contract work is nearing completion. The Clubhouse front and rear gables re-staining is done, the pool fence painting complete. The Guard Shack replacement door has been re-ordered, the stone fence column along Berry Creek St. has been repaired and painting the fence along Berry Creek Street is progressing well.

Finance Report:

The financial statement was reviewed motion by Patrick and seconded by Nedra approved. There is one delinquent property annual dues and late charges not paid. Two properties have outstanding late charges to be paid. {See new business below}.

Committee Reports:

Social:

The neighborhood garage sale date/time survey has been sent out. Nancy Cooper requests discussion tabled until next board meeting.

A social event for the 4th of July was discussed. Since the 4th is on Saturday and Boomer Blast tentative Friday the 3rd, Sunday afternoon/evening July 5 was approved. Further details to be discussed next month, but a budget of \$500.00 has been approved.

Welcome:

N/A

Old Business:

See Maintenance report above.

Instructions for the Clubhouse TV have been updated.

A mirror or some decoration is needed on the west wall of the Clubhouse Commons area. (no further discussion).

New Business:

The Property at 3216 West Shiloh Creek dues and late fees are in arrears. This information has been forwarded to our attorney, a motion made by Kathy, seconded by Deidra and approved by the Board to file a Lien to recoup the late dues and fees.

A resident has requested NO PARKING signs installed along Wellington Drive west of Ashton Avenue since there are times traffic in the area restricts homeowner access and community access with cars parked along Wellington Drive. The Board determined it would rather not install signs.

Adjourn: Nedra motioned and Patrick seconded the meeting be adjourned at 6:24pm