

Berry Creek HOA Board Meeting Minutes

August 10, 2026

Members Present: Jared Starks, Kathy Anderson, Trevor Davenport, Nancy Cooper, Sarah Ramsey, Kent Neeland, Pat Sherin

Approval of previous minutes: Note there was no HOA Board Meeting for July. A motion was made and seconded to accept the June 8, 2026 meeting minutes. The minutes were approved.

Comments from guests: N/A

President's Report

No items to discuss.

Maintenance Report:

No updates available.

Finance Report:

The financial statement was reviewed motion by Kent and seconded by Kathy. The report was approved.

Committee Reports:

Social: The neighborhood garage sale date/time is October 3, 8:00am to 2:00pm. Sarah will get a newsletter out with this information.

A "Back to School Event" will be held on Sunday, August 16 at the Berry Creek Clubhouse. A budget of \$250.00 was approved. Details to follow in the Berry Creek Newsletter.

Welcome:

Kathy Anderson welcomed the following new residents to the neighborhood;

Becky Szlichta 3325 Charleston Court

Juraj and Sasha Sekera 1520 Ashton

Kyle and Mika Lucas 3011 Cypress Mill

Old Business:

The Property at 3216 West Shiloh Creek dues and late fees are in arrears. This information has been forwarded to our attorney; a Lien has been filed. No further information is available as of August 10, 2026.

New Business:

Cleanup of the Berry Creek Club House has been an issue recently. There have been numerous instances where those reserving the space have not adequately cleaned the Club House following their reservation time. Floors not swept; table tops not wiped down; food items left on the counters or in the refrigerator; etc.

Even though the Club House check list dictates the area be cleaned prior to leaving, too often the cleanup following a reservation cannot be inspected or corrected in time for the next reservation.

Possible solutions were;

- A cleaning fee \$\$, however this would need an enforcer to inspect the space following each reservation.
- Restricting Clubhouse reservations for anyone that does not clean up
- Stronger language on the reservation signup on the Berry Creek website
- It was mentioned that there are certain residents who **typically** tend to leave the Club House in an unacceptable state, perhaps these repeat offenders be made aware they are on probation that may result in additional fees or restrictions. The reservation approval could have a memo attached with this warning from "The Berry Creek HOA Board".

Jared suggested a trash bin cleaning company that could clean the bins monthly for a nominal fee. The board tabled this to start next summer as the pool traffic begins.

Adjourn: A motioned was made and seconded, the meeting was adjourned at 6:40pm.