

Berry Creek HOA Board Meeting Minutes

September 14, 2026

Members Present: Brandon Halcomb, Kathy Anderson, Nancy Cooper, Sarah Ramsey, Nedra Segall, Deidre Billings, Patrick Sherin

Approval of previous minutes: Motion by Sarah, seconded by Nedra the minutes are approved

Comments from guests:

N/A

President's Report/Maintenance Report

The trees along the sidewalk on 19th street will be trimmed to allow for sidewalk repairs.

Outdoor pool shower has been repaired.

The Clubhouse AC unit has been serviced; the refrigerant levels were good.

One pool pump is in to be repaired.

There are a few issues with the commons irrigation systems. The repair contractor is scheduled to work on them in a couple of weeks. Nedra mentioned that some zones in the Garden Home Community may need repairs, as well.

The missing/stolen playground teeter-totter issue continues, the three-seat golf cart caught on camera has yet to be identified. (Brandon is still chasing leads.)

The camera surveillance is paying off.

Exterior lighting at the Clubhouse has some issues, due to the age of the fixtures. It was determined that replacing the fixtures, in lieu of replacing/cleaning lighting sockets, would be the wiser solution. A motion was moved Kathy and seconded by Deidre to purchase and install new fixtures. Board approved.

Finance Report:

The financial statement was reviewed. Deidre mentioned that Pinstripe had not billed Berry Creek recently. She is continuing to make estimated payments, and is reaching out to Pinstripe to get billing current. A motion by Kathy and seconded by Nedra; the financial report was approved.

Committee Reports:

Social:

The neighborhood garage sale date/time is October 3, 8:00am to 2:00pm. Nancy will contact Super Thrift to pick-up left-over items at 3:00pm. Sarah will get a newsletter out with this information.

At the August Meeting, Kent offered to amend the Garage Sale signs to reflect the new dates and times.

There was no feedback on the "Back to School Event" held on Sunday, August 16 at the Berry Creek Clubhouse.

Upcoming Halloween procedures were addressed. Light towers will need to be reserved soon, and volunteers needed to direct traffic. Sign-ups will be solicited via Newsletters and other social media.

Welcome:

N/A

Old Business:

The Property at 3216 West Shiloh Creek have dues and late fees continue that continue to be in arrears.

This information has been forwarded to the attorney; a Lien has been filed. No further information is available as of September 14, 2026.

Cleanup of the Berry Creek Clubhouse has been an issue recently. There have been numerous instances where those reserving the space have not adequately cleaned the Clubhouse following their reservation time. See August 10, 2026 -Meeting Minutes for potential solutions.

At the last meeting, a trash bin cleaning company would clean the bins monthly for a nominal fee. The board decided to start service next summer, as the pool traffic begins.

New Business:

Annual Meeting

The annual Community HOA meeting will be held at 7:00 pm following the November 9, 2026 Berry Creek HOA Board Meeting.

Adjourn: A motion was made by Kathy and seconded by Sarah, to adjourn. The meeting adjourned at 6:30pm.