

**Meadow Creek
Homeowners Association, Inc.**

P.O. Box 16325 High Point, NC 27261

Official Notice mailed this 6th day of October 2017

ANNUAL MEETING MONDAY NOVEMBER 6TH, 2017

According to the provisions of Article III, Section 1, of the By-Laws of the Meadow Creek Homeowners' Association, notice is hereby given that the Annual Members' Meeting will be held on **Monday November 6th, 2017 at 7:00 p.m. at The Deep River Friends Meeting Hall, 5300 West Wendover Avenue High Point, North Carolina.**

The purpose of the meeting will be to discuss the status of the property and to review and ratify the 2018 Budget. There will also be an election of three (3) seats onto the Board of Directors these elected individuals will serve for two-year terms. Nominations for these volunteer positions will be accepted from the floor. Anyone interested in one of the Director positions should contact Greg Domingue at Golden Property Management their telephone number is (336) 887-8975.

Please note that the presence of one-tenth of the Association members in person or by proxy shall constitute a quorum necessary to hold the Annual meeting. **If you cannot attend the meeting we ask that you sign and return the enclosed proxy to the address above.** If you attend the meeting, your proxy will be returned to you.

The Board of Directors would like to send you these type of notices via electronic e-mail. It will help the community save money and the environment if less paper is sent through the US Mail, providing the community with your e-mail address is a great way to have the Directors send you information about Meadow Creek. You can provide the webmaster with your e-mail address by going to your website **meadowcreekhoa.com**

We look forward to meeting with you on **November 6, 2017**

Sincerely,

The Meadow Creek Board of Directors

- Vice President – Greg Clark
- Secretary – Ayana Davis
- Treasurer – Bryant Davis
- Chairperson – Open
- Director – Mary Houck
- President – Liz Ermis

Enclosure: Proxy, Agenda, 2018 Budget

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**Annual Members Meeting
Monday November 6th, 2017 7:00 p.m.**

- I.** Call to Order & Opening Remarks – President, Liz Ermis
 - Introduction of members of the Board.

- II.** Certifying of Proxies, Quorum, and Proof of Notice – Secretary, Ayanna Davis

- III.** Approval of 2016 Annual Meeting Minutes

- IV.** Officers Report – Treasurer Bryant Davis overview of years expenses, anyone in attendance who does not want to ratify the 2018 budget.

- V.** President's report:
 - a. 2018 Association anticipated expenditures and projects

- VI.** Election of three (3) individuals onto the Board of Directors to serve a two year term.
 - a. Candidates introduce themselves
 - b. Interested owners, nominations from the floor

- VII.** Adjournment at _____ hours.

	MEADOW CREEK SUBDIVISION	\$195 operating	\$195 operating	\$190 operating	\$190 operating	\$190 operating
	2018 Budget \$210 ANNUAL	\$15 reserves	\$15 reserves	\$20 reserves	\$20 reserves	\$20 reserves
	INCOME (194 homes)	2016 Budget	2016 actuals	2017 Budget	2017 anticipated	2018 Budget
6310	Assessment	\$37,830	\$37,830	\$36,860	\$36,860	\$36,860
6311	Capital Reserve	2910	2910	3880	3880	3880
6340	Late fee income	0	2127	0	1500	0
6911	Interest Income MMR	15	16	15	15	15
6912	Interest Income CD	20	18	20	20	20
	Total Income	\$40,775	\$42,901	\$40,775	\$42,275	\$40,775
	EXPENSES					
	(General and Administrative)					
7010	Management Fees	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800
7140	Audit	750	750	750	750	750
7160	Legal	500	1030	250	1388	250
7260	Postage	350	400	400	325	400
7280	Property Insurance	1,550	1,464	1,500	1,355	1,500
7320	Office Supplies	450	562	475	475	475
7500	Resident Activity	700	348	700	602	700
7505	Website	190	190	190	190	190
7890	General and Administrative	350	272	300	1540	300
	Total General & Administrative	\$15,640	\$15,816	\$15,365	\$17,425	\$15,365
	(Repair Expense)					
8320	Repairs	\$1,000	\$813	\$1,000	\$500	\$1,000
	Total repairs	\$1,000	\$813	\$1,000	\$500	\$1,000
	(Utilities)					
8910	Electricity	\$300	\$350	\$300	\$360	\$300
8930	Water/Sewer	700	492	650	600	650
	Total Utilities	\$1,000	\$842	\$950	\$960	\$950
	(Maintenance)					
9010	Tree Removal-maintenance	\$750	\$0	\$500	\$1,000	\$500
9020	Landscape -Pine needles	600	288	500	288	500
9025	Grounds - replacement & flowers	1500	1268	1500	1500	1500
9035	Grounds other	500	1084	500	2989	500
9110	Irrigation System Maintenance	200	150	150	0	150
9120	Asphalt repairs	0	0	0	0	0
9190	Electrical repairs	100	0	100	0	100
9200	Pond maintenance	1750	2310	1750	2410	1750
9260	Signage Maintenance/Repairs	250	434	125	0	125
9580	Misc. Maintenance	250	0	175	0	175
	Total Maintenance	\$5,900	\$5,534	\$5,300	\$8,187	\$5,300
	(Contract Services)					
9610	Lawn Maintenance	\$13,700	\$13,385	\$13,700	\$13,700	\$13,700
	Total Contract Services	\$13,700	\$13,385	\$13,700	\$13,700	\$13,700
	Total Operating Expenses	\$37,240	\$36,390	\$36,315	\$40,772	\$36,315
	(Reserve Expenses)					
9920	Concrete repair	\$0	\$0	\$0	\$515	\$0
9985	Drainage Improvements	\$1,000	\$4,635	\$1,000	\$3,080	\$500
9990	Entrance/Landscape/Recreation	500	765	1,000	1,000	500
	Total Reserves Used	\$1,500	\$5,400	\$2,000	\$4,080	\$1,000
	Total of All Expenses	\$38,740	\$41,790	\$38,315	\$44,852	\$37,315
	expenses/income carried forward	\$2,035	\$1,111	\$2,460	-\$2,577	\$3,460

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GENERAL PROXY

KNOW ALL MEN BY THESE PRESENT that the undersigned, being a homeowner of the Meadow Creek Homeowners' Association, High Point, North Carolina, a non-profit corporation, does hereby constitute and appoint _____

(print proxy name here)

true and lawful, the power of attorney, agent, and proxy of the undersigned, with power of substitution for and in the name, place and instead of the undersigned, to vote on my behalf, at the Annual meeting of the Meadow Creek Homeowners' Association, on November 6, 2017 or a substitute meeting if a quorum is not met on November 6, 2017 to transact any and all business in the name of the undersigned that may come before any such meeting, including the election of Directors or any election.

THIS PROXY shall be deemed to be valid for only the meeting called on November 6th, 2017 or a substitute meeting if a quorum is not met on November 6th, 2017 unless revoked in writing with the Secretary of the Board of Directors. ALL FORMER PROXIES given by me are hereby revoked.

_____ I hereby expressly authorize my proxy to be used to establish a quorum only.

_____ I hereby expressly authorize my proxy to use his/her best judgment in exercising my vote on any and all matters which may come before the meeting to the full extent and with all powers which the undersigned would possess if personally present, without restriction.

The undersigned hereby ratifies and confirms any and all acts and things that said proxy may do or cause to be done in the premises, whether at said meeting or at any change, adjournment of continuation thereof and hereby revokes all prior proxies heretofore executed.

NAME: _____

ADDRESS: _____

DATE: _____

SIGNATURE: _____