

**Meadow Creek  
Homeowners Association, Inc.**

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**P.O. Box 16325 High Point, NC 27261**

Official Notice mailed this 11th day of October 2018

**ANNUAL MEETING MONDAY NOVEMBER 13<sup>TH</sup>, 2018**

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 Tuesday November 13<sup>th</sup>, 2018 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 2019 Budget. There will also be an election of four (4) seats onto the Board of Directors three of these elected individuals will serve for two-year terms and one will serve a one year term. 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 or e-mail to [goldenmgtno@northstate.net](mailto:goldenmgtno@northstate.net)

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](http://meadowcreekhoa.com)**

We look forward to meeting with you on **November 13, 2018**

Sincerely,

The Meadow Creek Board of Directors

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

Enclosure: Proxy, Agenda, 2019 Budget

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**Annual Members Meeting  
Tuesday November 13<sup>th</sup>, 2018 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, Mary Houck
  
- III.** Approval of 2017 Annual Meeting Minutes
  
- IV.** Officers Report – Treasurer Bryant Davis overview of the 2018 year expenses, anyone in attendance who does not want to ratify the 2019 budget.
  
- V.** President's report:
  - a. 2019 Association anticipated expenditures and projects
  
- VI.** Election of four (4) individuals onto the Board of Directors three to serve a two year term and one to serve a one year term.
  - a. Candidates introduce themselves
  - b. Interested owners, nominations from the floor
  
- VII.** Adjournment at \_\_\_\_\_ hours.

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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 13, 2018 or a substitute meeting if a quorum is not met on November 13, 2018 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 13<sup>th</sup>, 2018 or a substitute meeting if a quorum is not met on November 13<sup>th</sup>, 2018 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: \_\_\_\_\_



	MEADOW CREEK SUBDIVISION	\$190 operating	\$190 operating	\$190 operating	\$190 operating	\$190 operating
	2019 Budget \$210 ANNUAL	\$20 reserves	\$20 reserves	\$20 reserves	\$20 reserves	\$20 reserves
	INCOME (194 homes)	2017 Budget	2017 actuals	2018 Budget	2018 anticipated	2019 Budget
6310	Assessment	\$36,860	\$36,860	\$36,860	\$36,860	\$36,860
6311	Capital Reserve	3880	3880	3880	3880	3880
6340	Late fee income	0	1500	0	1000	0
6911	Interest Income MMR	15	15	15	15	15
6912	Interest Income CD	20	20	20	20	20
	Total Income	\$40,775	\$42,275	\$40,775	\$41,775	\$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	250	1456	250	250	250
7260	Postage	400	387	400	406	400
7280	Property Insurance	1,500	1,405	1,500	1,414	1,425
7320	Office Supplies	475	610	475	620	600
7500	Resident Activity	700	1032	700	900	850
7505	Website	190	190	190	190	190
7890	General and Administrative	300	229	300	425	400
	Total General & Administrative	\$15,365	\$16,859	\$15,365	\$15,755	\$15,665
	(Repair Expense)					
8320	Repairs	\$1,000	\$410	\$1,000	\$500	\$500
	Total repairs	\$1,000	\$410	\$1,000	\$500	\$500
	(Utilities)					
8910	Electricity	\$300	\$328	\$300	\$325	\$325
8930	Water/Sewer	650	782	650	275	650
	Total Utilities	\$950	\$1,110	\$950	\$600	\$975
	(Maintenance)					
9010	Tree Removal-maintenance	\$500	\$1,025	\$500	\$0	\$500
9020	Landscape -Pine needles	500	446	500	600	600
9025	Grounds - replacement & flowers	1500	1600	1500	2200	1750
9035	Grounds other	500	4722	500	1200	850
9110	Irrigation System Maintenance	150	150	150	0	150
9120	Asphalt repairs	0	0	0	150	0
9190	Electrical repairs	100	0	100	0	100
9200	Pond maintenance	1750	3035	1750	1817	1750
9260	Signage Maintenance/Repairs	125	0	125	170	125
9580	Misc. Maintenance	175	47	175	0	175
	Total Maintenance	\$5,300	\$11,025	\$5,300	\$6,137	\$6,000
	(Contract Services)					
9610	Lawn Maintenance	\$13,160	\$13,160	\$13,760	\$13,760	\$13,760
	Total Contract Services	\$13,160	\$13,160	\$13,760	\$13,760	\$13,760
	Total Operating Expenses	\$35,775	\$42,564	\$36,375	\$36,752	\$36,900
	(Reserve Expenses)					
9920	Concrete repair	\$0	\$515	\$0	\$0	\$0
9985	Drainage Improvements	\$1,000	\$4,180	\$500	\$650	\$750
9990	Entrance/Landscape/Recreation	1,000	110	500	0	500
	Total Reserves Used	\$2,000	\$4,290	\$1,000	\$650	\$1,250
	Total of All Expenses	\$37,775	\$46,854	\$37,375	\$37,402	\$38,150
	expenses/income carried forward	\$3,000	-\$4,579	\$3,400	\$4,373	\$2,625