

**Meadow Creek Subdivision  
Homeowners Association, Inc.**

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**P.O. Box 16325 High Point, NC 27261**  
website meadowcreekhoa.com

**ANNUAL MEETING WENESDAY OCTOBER 21st, 2020**

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 Wednesday October 21st, 2020 at 7:00 p.m. it will be held at Thyme 2 Cater 210 North Main Street Suite 152 Kernersville, North Carolina 27284

The purpose of the meeting will be to discuss the status of the property and to review and ratify the 2021 Budget. There will also be an election of three (3) seats onto the Board of Directors these elected individuals will serve a two-year term. Nominations for these volunteer positions will be accepted from the floor at the meeting. 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 goldenmgtnc@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.

**For 2021 there is an increase to the yearly assessment of ten dollars, the assessment amount has been set at \$230 dollars for 2021.**

You can join the meeting by logging into zoom, scan this QR code, then type in the password, Meadowcreek to join the meeting electronically.



We look forward to meeting with you on October 21st, 2020

Sincerely,

The Meadow Creek Board of Directors

- President – Greg Clark
- VP/Treasurer – Bryant Davis
- Treasurer – Charles Brda
- Director – Louise Pilar

Enclosure: Proxy, Agenda, 2021 Budget

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**Annual Members Meeting  
Wednesday October 21st, 2020 7:00 p.m.**

- I. Call to Order & Opening Remarks – President, Greg Clark  
- Introduction of members of the Board.
  
- II. Certifying of Proxies, Quorum, and Proof of Notice – Secretary, Charles Brda
  
- III. Approval of 2019 Annual Meeting Minutes
  
- IV. Officers Report – Treasurer Bryant Davis overview of the 2020 year expenses, anyone in attendance who does not want to ratify the 2021 budget.
  
- V. President’s report:
  - a. 2020 Association anticipated expenditures and project and the 2021 anticipated projects.
  
- VI. Election of three (3) individuals onto the Board of Directors two 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.



	MEADOW CREEK SUBDIVISION	\$190 operating	\$190 operating	\$195 operating	\$195 operating	\$200 operating
	2021 Budget \$230 ANNUAL	\$20 reserves	\$20 reserves	\$25 reserves	\$25 reserves	\$30 reserves
	INCOME (194 homes)	2019 Budget	2019 actuals	2020 Budget	2020 anticipated	2021 Budget
6310	Assessment	\$36,860	\$36,860	\$37,830	\$37,830	\$38,800
6311	Capital Reserve	3880	3880	4850	4850	5820
6340	Late fee income	0	1700	0	750	0
6911	Interest Income MMR	15	25	25	25	25
6912	Interest Income CD	20	40	40	181	180
	<b>Total Income</b>	<b>\$40,775</b>	<b>\$42,505</b>	<b>\$42,745</b>	<b>\$43,636</b>	<b>\$44,825</b>
	<b>EXPENSES</b>					
	(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	815	250	102	250
7260	Postage	400	329	400	331	350
7280	Property Insurance	1,425	1,331	1,350	1,331	1,331
7320	Office Supplies	600	607	450	420	450
7500	Resident Activity	850	1151	1000	125	1000
7505	Website	190	190	190	190	190
7890	General and Administrative	400	327	250	200	250
	<b>Total General &amp; Administrative</b>	<b>\$15,665</b>	<b>\$16,300</b>	<b>\$15,440</b>	<b>\$14,249</b>	<b>\$15,371</b>
	(Repair Expense)					
8320	Repairs	\$500	\$1,178	\$750	\$750	\$750
	<b>Total repairs</b>	<b>\$500</b>	<b>\$1,178</b>	<b>\$750</b>	<b>\$1,329</b>	<b>\$750</b>
	(Utilities)					
8910	Electricity	\$325	\$295	\$325	\$325	\$325
8930	Water/Sewer	650	281	500	275	350
	<b>Total Utilities</b>	<b>\$975</b>	<b>\$576</b>	<b>\$825</b>	<b>\$600</b>	<b>\$675</b>
	(Maintenance)					
9010	Tree Removal-maintenance	\$500	\$1,235	\$500	\$0	\$500
9020	Landscape -Pine needles	600	640	600	325	600
9025	Grounds - replacement & flowers	1750	1475	1750	1450	1500
9035	Grounds other	850	2188	850	1600	1500
9110	Irrigation System Maintenance	150	1320	250	1300	750
9120	Asphalt repairs	0	0	0	0	0
9190	Electrical repairs	100	146	100	150	150
9200	Pond maintenance	1750	2150	2000	3000	2000
9260	Signage Maintenance/Repairs	125	148	125	580	125
9580	Misc. Maintenance	175	0	175	0	150
	<b>Total Maintenance</b>	<b>\$6,000</b>	<b>\$9,302</b>	<b>\$6,350</b>	<b>\$8,405</b>	<b>\$7,275</b>
	(Contract Services)					
9610	Lawn Maintenance	\$13,760	\$13,760	\$13,760	\$13,760	\$13,760
	<b>Total Contract Services</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>	<b>\$13,760</b>
	<b>Total Operating Expenses</b>	<b>\$36,900</b>	<b>\$41,116</b>	<b>\$37,125</b>	<b>\$38,343</b>	<b>\$37,831</b>
	(Reserve Expenses)					
9915	Sealcoat and crack fill	0	6150	0	0	0
9920	Concrete repair	\$0	\$0	\$0	\$0	\$0
9985	Drainage Improvements	\$750	\$4,557	\$1,500	\$700	\$750
9910	Tree Removal-maintenance	\$0	\$0	\$0	\$6,500	\$5,000
9990	Entrance/Landscape/Recreation	500	2,600	1,000	0	500
	<b>Total Reserves Used</b>	<b>\$1,250</b>	<b>\$13,307</b>	<b>\$2,500</b>	<b>\$7,200</b>	<b>\$6,250</b>
	<b>Total of All Expenses</b>	<b>\$38,150</b>	<b>\$54,423</b>	<b>\$39,625</b>	<b>\$45,543</b>	<b>\$44,081</b>
	expenses/income carried forward	<b>\$2,625</b>	<b>-\$11,918</b>	<b>\$3,120</b>	<b>-\$1,907</b>	<b>\$744</b>

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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 October 21, 2020 or a substitute meeting if a quorum is not met on October 21, 2020 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 October 21, 2020 or a substitute meeting if a quorum is not met on October 21, 2020 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: \_\_\_\_\_