

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

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

website **meadowcreekhoa.com**

## **ANNUAL MEETING THURSDAY NOVEMBER 11, 2021**

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 Thursday November 11th, 2021, at 7:00 p.m. it will be held at The High Point Elks Lodge, 700 Old Mill Road North Carolina 27265

The purpose of the meeting will be to discuss the status of the property and to review and ratify the 2022 Budget. There will also be an election of three (3) members of the community 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 to place their name on the ballot prior to the meeting, Golden Property Managements telephone number is (336) 887-8975 or e-mail them at [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 please sign and return the enclosed proxy to the P.O. Box 16325 High Point, NC 27261.** If you attend the meeting, your proxy will be returned to you.

We look forward to meeting with you on November 11<sup>th</sup>, 2021.

Sincerely,

The Meadow Creek Board of Directors

- VP President – Doug Houck
- Treasurer – Bryant Davis
- President – Charles Brda
- Secretary – Jeff Browning
- Director – Louise Pilar

Enclosure: Proxy, Agenda, 2022 Budget

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**Annual Members Meeting  
Thursday November 11<sup>th</sup>, 7:00 p.m.**

- I.** Call to Order & Opening Remarks – President, Charles Brda
  - Introduction of the members of the Board.
  
- II.** Certifying of Proxies, Quorum, and Proof of Notice – Secretary, Jeff Browning
  
- III.** Approval of 2020 Annual Meeting Minutes
  
- IV.** Officers Report – Treasurer Bryant Davis overview of the 2021-year expenses, anyone in attendance who does not want to ratify the 2022 budget.
  
- V.** President's report:
  - a. 2021 Association anticipated expenditures and projects and the 2022 anticipated projects.
  
- VI.** Election of three (3) individuals onto the Board of Directors two to serve a two-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 11, 2021 or a substitute meeting if a quorum is not met on November 11, 2021 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 11, 2021 or a substitute meeting if a quorum is not met on November 11, 2021 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	\$195 operating	\$195 operating	\$200 operating	\$200 operating	\$200 operating
	2022 Budget \$230 ANNUAL	\$25 reserves	\$25 reserves	\$30 reserves	\$30 reserves	\$30 reserves
	INCOME (194 homes)	2020 Budget	2020 actuals	2021 Budget	anticipated	2022 Budget
6310	Assessment	\$37,830	\$37,830	\$38,800	\$38,800	\$38,800
6311	Capital Reserve	4850	4850	5820	5820	5820
6340	Late fee income	0	700	0	450	0
6911	Interest Income MMR	25	25	25	10	10
6912	Interest Income CD	40	181	180	185	180
	Total Income	\$42,745	\$43,586	\$44,825	\$45,265	\$44,810
	EXPENSES					
	(General and Administrative)					
7010	Management Fees	\$10,800	\$10,800	\$10,800	\$10,800	\$11,100
7140	Audit	750	750	750	750	750
7160	Legal	250	203	250	0	250
7260	Postage	400	297	350	255	300
7280	Property Insurance	1,350	1,331	1,331	1,338	1,338
7320	Office Supplies	450	282	450	486	450
7500	Resident Activity	1000	305	1000	300	300
7505	Website	190	190	190	190	190
7890	General and Administrative	250	136	250	250	250
	Total General & Administrative	\$15,440	\$14,294	\$15,371	\$14,369	\$14,928
	(Repair Expense)					
8320	Repairs	\$750	\$1,190	\$750	\$900	\$800
	Total repairs	\$750	\$1,190	\$750	\$900	\$800
	(Utilities)					
8910	Electricity	\$325	\$299	\$325	\$320	\$320
8930	Water/Sewer	500	283	350	380	375
	Total Utilities	\$825	\$582	\$675	\$700	\$695
	(Maintenance)					
9010	Tree Removal-maintenance	\$500	\$0	\$500	\$360	\$500
9020	Landscape -Pine needles	600	560	600	520	500
9025	Grounds - replacement & flowers	1750	1415	1500	1800	1500
9035	Grounds other	850	1831	1500	940	1000
9110	Irrigation System Maintenance	250	0	750	150	450
9120	Asphalt repairs	0	0	0	0	0
9190	Electrical repairs	100	112	150	112	150
9200	Pond maintenance	2000	2991	2000	3005	3100
9260	Signage Maintenance/Repairs	125	672	125	672	300
9580	Misc. Maintenance	175	0	150	0	100
	Total Maintenance	\$6,350	\$7,581	\$7,275	\$7,559	\$7,600
	(Contract Services)					
9610	Lawn Maintenance	\$13,760	\$13,760	\$13,760	\$13,760	\$14,750
	Total Contract Services	\$13,760	\$13,760	\$13,760	\$13,760	\$14,750
	Total Operating Expenses	\$37,125	\$37,407	\$37,831	\$37,288	\$38,773
	(Reserve Expenses)					
9915	Sealcoat and crack fill	0	0	0	0	0
9920	Concrete repair	\$0	\$0	\$0	\$0	\$0
9985	Drainage Improvements	\$1,500	\$700	\$750	\$4,728	\$1,500
9910	Tree Removal-maintenance	\$0	\$6,500	\$5,000	\$7,000	\$1,500
9990	Entrance/Landscape/Recreation	1,000	2,889	500	1,006	500
	Total Reserves Used	\$2,500	\$10,089	\$6,250	\$12,734	\$3,500
	Total of All Expenses	\$39,625	\$47,496	\$44,081	\$50,022	\$42,273
	expenses/income carried forward	\$3,120	-\$3,910	\$744	-\$4,757	\$2,537