

Meadow Creek Subdivision Homeowners Association, Inc.

P.O. Box 16325 High Point, NC 27261

website meadowcreekhoa.com

ANNUAL MEETING THURSDAY NOVEMBER 17, 2022

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 17th, 2022, 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 2023 Budget. The Directors will also be discussing the State of North Carolina buying an area of land at the entrance to the community in order to make Johnson Street upgrades.

There will also be an election of four (4) members of the community onto the Board of Directors, three (3) of these elected individuals will serve a two-year term, and one (1) elected member will serve a one-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 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 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 17th, 2022.

Sincerely,

The Meadow Creek Board of Directors

- VP President – Doug Houck
- Treasurer – Bryant Davis
- President – open
- Secretary – Jeff Browning
- Director – Greg Clark

Enclosure: Proxy, Agenda, 2023 Budget

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Thank you for your patience as I have gathered the requested information as it relates to the Meadow Creek HOA common areas and project U-4758. To summarize, the NCDOT will be expanding the road to four lanes, adding medians, new curb and gutter, sidewalks, bike lanes and drainage from SR 1818 (Johnson Street) /SR 1850 (Sandy Ridge Road) from SR 1820 (Skeet Club Road) to I 40. As a part of this project, the NCDOT will be acquiring a drainage utility easement, a permanent drainage easement, a temporary drainage easement, permanent utility easement and a temporary construction easement for grading/fill. The temporary construction easement(s) will expire upon project completion.

Notable changes:

Johnson Street will go from two lanes to four lanes and will have 4' bike paths within the road on both sides. A 10' multi use path is being installed on your side of Johnson St. and a 5' sidewalk is being installed on the opposite side (the width of the sidewalks vary on different portions of the project) The Pondhaven entrance will be reconnected to Johnson and a portion of the landscaping island will be reduced - it will be reconnected to your existing curb and gutter. You will have full ingress/egress (left and right turns in and out)

There will be a dedicated turning lane going North to Johnson into Pondhaven Medians will be placed on both sides of the intersection

A portion of your existing sidewalk will be removed and reconnected further down towards the end of the pond (PSH 7) Please note the existing sidewalks are encumbered by a public walkway easement - PB: 139 PG: 48. The square footage of the common area will NOT change. Only easements being acquired. Tree buffer between Johnson and the pond will be removed for grading NCDOT will tie into your existing drainage and add rip rap Retaining wall being installed with guard rails Both signs will be protected during construction

A portion of irrigation will be impacted on both sides of Pondhaven

Pre-Post Drainage Analysis (as shown in the analysis, drainage is being diverted away from the pond to avoid a increase in runoff associated with the increase in impervious area)Traffic Operations Study as it relates to Pondhaven (report indicates that the Pondhaven Drive intersection does not warrant a signal since the volumes are low during peak hours)Utility Plan showing new utility pole being placed on the corner within Drainage Utility Easement
Retaining wall detail with a guard rail

Regards,

Joshua G. Frey
Sr. Acquisition Agent/Consultant Project Manager
Professional Land Management, LLC

Managed by: Golden Property Management, PO Box 16325, High Point, NC 27261, Phone:
(336)-887-8975, email: goldenmgtno@northstate.net

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**Annual Members Meeting
Thursday November 17th, 2022, at 7:00 p.m.**

- I. Call to Order & Opening Remarks – Vice President, Doug Houck
 - Introduction of the members of the Board.
 - Introduction of Josh Frey NC State Land Acquisition Agent
- 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 2022-year expenses, anyone in attendance who does not want to ratify the 2023 budget.
- V. V. President's report:
 - a. 2022 Association anticipated expenditures and projects and the 2023 anticipated projects.
- VI. Election of four (4) individuals onto the Board of Directors three members to serve a two-year term and one member 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 17, 2022 or a substitute meeting if a quorum is not met on November 17, 2022 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 17, 2022, or a substitute meeting if a quorum is not met on November 17, 2022, 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 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 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	\$200 operating	\$200 operating	\$200 operating	\$200 operating	\$200 operating
	2023 Budget \$230 ANNUAL	\$30 reserves	\$30 reserves	\$30 reserves	\$30 reserves	\$30 reserves
	INCOME (194 homes)	2021 Budget	actuals	2022 Budget	anticipated	2023 Budget
6310	Assessment	\$38,800	\$38,800	\$38,800	\$38,800	\$38,800
6311	Capital Reserve	5820	5820	5820	5820	5820
6340	Late fee income	0	1620	0	0	0
6911	Interest Income MMR	25	10	10	10	10
6912	Interest Income CD	180	185	180	180	180
	Total Income	\$44,825	\$46,435	\$44,810	\$44,810	\$44,810
	EXPENSES					
	(General and Administrative)					
7010	Management Fees	\$10,800	\$10,800	\$11,100	\$11,100	\$11,100
7140	Audit	750	750	750	800	800
7160	Legal	250	0	250	60	250
7260	Postage	350	372	300	294	300
7280	Property Insurance	1,331	1,138	1,338	1,138	1,138
7320	Office Supplies	450	561	450	250	275
7500	Resident Activity	1000	1223	300	1300	750
7505	Website	190	190	190	190	190
7890	General and Administrative	250	270	250	395	300
	Total General & Administrative	\$15,371	\$15,304	\$14,928	\$15,527	\$15,103
	(Repair Expense)					
8320	Repairs	\$750	\$755	\$800	\$550	\$750
	Total repairs	\$750	\$755	\$800	\$550	\$750
	(Utilities)					
8910	Electricity	\$325	\$324	\$320	\$335	\$340
8930	Water/Sewer	350	292	375	310	325
	Total Utilities	\$675	\$616	\$695	\$645	\$665
	(Maintenance)					
9010	Tree Removal-maintenance	\$500	\$0	\$500	\$800	\$500
9020	Landscape -Pine needles	600	373	500	552	555
9025	Grounds - replacement & flowers	1500	2228	1500	2250	1900
9035	Grounds other	1500	940	1000	1355	1250
9110	Irrigation System Maintenance	750	175	450	450	450
9120	Asphalt repairs	0	0	0	0	0
9190	Electrical repairs	150	0	150	150	150
9200	Pond maintenance	2000	2891	3100	3100	3100
9260	Signage Maintenance/Repairs	125	273	300	300	300
9580	Misc. Maintenance	150	0	100	100	100
	Total Maintenance	\$7,275	\$6,880	\$7,600	\$9,057	\$8,305
	(Contract Services)					
9610	Lawn Maintenance	\$13,760	\$13,760	\$14,750	\$14,750	\$14,750
	Total Contract Services	\$13,760	\$13,760	\$14,750	\$14,750	\$14,750
	Total Operating Expenses	\$37,831	\$37,315	\$38,773	\$40,529	\$39,573
	(Reserve Expenses)					
9915	Sealcoat and crack fill	0	0	0	0	0
9920	Concrete repair	\$0	\$0	\$0	\$0	\$0
9985	Drainage Improvements	\$750	\$4,728	\$1,500	\$860	\$1,500
9910	Tree Removal-maintenance	\$5,000	\$7,000	\$1,500	\$0	\$0
9990	Entrance/Landscape/Recreation	500	1,653	500	2,055	1,000
	Total Reserves Used	\$6,250	\$13,381	\$3,500	\$2,915	\$2,500
	Total of All Expenses	\$44,081	\$50,696	\$42,273	\$43,444	\$42,073
	expenses/income carried forward	\$744	-\$4,261	\$2,537	\$1,366	\$2,737