

Meadow Creek
Homeowners Association, Inc.
P. O. Box 16325 ♦ High Point, NC ♦ 27261

Annual Members Meeting
Tuesday, November 10, 2015 @ 7:00 PM

I. Call to Order & Opening Remarks

- a. Meeting called to order at 7:06PM by Board president Anne MacArthur
- b. Anne MacArthur welcomed everyone and thanked them for attendance
- c. Board members and others in attendance introduced themselves

II. Certifying of Proxies, Quorum and Proof of Notice

- a. There were 10 members in attendance and 4 certified proxies
- b. Quorum of 20 not met, so meeting officially closed through motion by Doug Houck and seconded by Darlene Wilson
- c. Those in attendance agreed to continue to meet to discuss matters of interest

III. Approval of 2014 Annual Meeting Minutes

- a. Caralynn Vaughn made a motion to accept the meeting minutes and Doug Houck seconded the motion
- b. Vote carried the motion

IV. Treasurer's Report

- a. Board treasurer Jordan Marino presented the 2016 budget.
- b. The current \$210 fee seems to be adequate, as the budget is pretty consistent
- c. Management fees have increased slightly due to change in banking structure
- d. Landscape contract increased slightly to plan for the additional bush hogging close to adjacent properties.

V. President's Report

- a. Discussed the current Board activity to amend declarations to be able to act on residents' complaints
 - i. If residents have ideas on declaration amendments, they should inform the Board (through Greg Domingue)
 - ii. A large majority of the owners (90%) need to agree to amend declarations
 - iii. Consider having "street ambassadors" to develop relationships with residents to communicate and encourage participation in community activities, especially voting on amendments.
- b. The annual yard sale was successful
- c. There will be no fall cookout

VI. Board of Directors election

- a. Two candidates needed to serve two-year terms; Caralynn Vaughn and Jordan Marino volunteered
- b. Owners in attendance voted and approved; service will commence in January 2016

VII. Other Business

- a. Yard Sale – as there were complaints about poor notice for the yard sale, the Board agreed and announced that we will purchase a banner to display a few weeks ahead of the event, directing residents to the website for date and further information. The banner will be changed the week of the event to indicate the upcoming date. It was also noted that we could advertise it on Craig's list and on Facebook.
 - i. Residents asked that the date not be on Mother's Day weekend
 - ii. Residents suggested the return of a Fall Yard Sale as well
- b. Social Committee – there was disappointment expressed that there is no social activity in the neighborhood. It was decided that the committee will be revived, led by Ayanna Davis. Four residents signed up to be on the committee (Darlene Wilson, Caralynn Vaughn, Stella Idahor and Pam Brown).
- c. Facebook – Residents mentioned that when looking for the HOA website, the Facebook page is often the first result, and it does not contain updated information and doesn't seem to be an efficient form of communication for the neighborhood.

- i. Betsy Clark agreed to assist Anne MacArthur to figure out the admin of the page.
 - ii. Betsy Clark volunteered to create a private group for the residents of the community. She will communicate it via flyers (provided by Greg Domingue) at each home's mailbox. She will need a list of homeowners to validate entrance into the group. We will need to determine how to handle renters.
- d. Website – Again there were complaints of the website being outdated.
 - i. Ayanna Davis agreed to send updated information to Anthony Piraino to be put on the website.
 - ii. Caralynn Vaughn is open to helping with upkeep of the website.
- e. Bulletin Board – The bulletin board by the path has outdated papers posted. Mary Houck will work with Anne MacArthur to update with email and Facebook reference, and updated information.
- f. Other Comments – Some suggestions for upgrading the neighborhood included:
 - i. Installing a basketball goal/area in the common area
 - ii. Paint the posts that are rotting throughout the neighborhood
 - iii. Clean the houses with green sides
 - iv. A home on Fairport Court seems to have been neglected for about 2 ½ months, including visible physical damage to the structure of the home
 - v. The area around the path/pond is overgrown; we should cut it back to make safer conditions.
 - vi. Destroy the dam that the beaver (who has apparently returned) has built.
 - vii. Residents should contact Greg with other concerns.

Darlene Wilson made a motion to adjourn, and Mary Houck seconded. All agreed, and meeting ended at 8:25 PM.