

Meadow Creek Homeowners Association, Inc.

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

Annual Members Meeting
Monday, November 28, 2016 @ 7:00 PM

Call to Order & Opening Remarks: Meeting called to order at 7:07 PM by Board Secretary Ayanna Davis, Ayanna welcomed everyone and thanked them for attendance Board members introduced themselves

Certifying of Proxies, Quorum and Proof of Notice: There were 11 members in attendance and 5 certified proxies, Quorum of 21 not met, so meeting officially closed through motion by Chris Vaughn and seconded by Liz Ermis Those in attendance agreed to continue to meet to discuss matters of interest after motion by Doug Houck, seconded by Greg Clark, was approved

Approval of 2015 Annual Meeting Minutes: Minutes from last year's meeting were reviewed, Elizabeth Ermis made a motion to accept the meeting minutes and Doug Houck seconded the motion; motion carried.

Treasurer's Report: Caralynn Vaughn presented the 2017 budget. 195 went to op cost. Explain how next year \$5 more going will go into the reserve.

President's Report: –Ayanna giving report in lieu of the president who moved.

Direct audience to please visit to website: see the HOA and what it's about. We need 60% to change and help the neighborhood be a neighborhood. 17 homes at this point are American homes for rent. The positive part is they pay their rent on time. They make sure work is done to the homes. The association can't control the renters. The declarations are what we as the board are looking to fix/change. They are vague in their upkeep. Grey area. We need to have more teeth in it. Not the by-laws.

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

Board of Directors election: (4) four candidates needed to serve two-year terms; Greg Clark, Elizabeth Ermis, Bryant Davis, Motion to close the nominations Chris Vaughn, Bryant Davis seconded. Owners in attendance voted and approved; service will commence in January 2017

Other Business: Facebook - Betsy Clark agreed continue to *the admin of the page*.

DOG ETIQUETTE – *reminder sign pick up after your dog. New dog station? Curb your dog signs along path.* Repaving of the road? Concerns about patchwork. Continued Safety concern: Pondhaven and Cantwell. Yield Signage? Bring in toters on time. Reminder letter. (Safety newsletter) rules and regulations: (we have no authority over someone's Lot) (part of new amendment change). Neighborhood discount for pressure washing? Liz (community maintenance day: or weekend discount for community)

Ayanna made a motion to adjourn, and Doug seconded. All agreed, and meeting ended at 8:13 PM.