

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

Annual Members Meeting Monday, November 6, 2017 @ 7:00 PM
Deep River Meeting Facility

I. Call to Order & Opening Remarks

- a. Meeting called to order at 7:04PM by Board president Elizabeth Ermis
- b. Elizabeth Ermis 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 11 members in attendance and 7 certified proxies
- b. Quorum of 21 not met, so meeting officially closed through motion by Greg Clark and seconded by Bryant Davis
- c. Those in attendance agreed to continue to meet to discuss matters of interest

III. Approval of 2016 Annual Meeting Minutes

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

IV. Treasurer's Report

- a. Board treasurer Bryant Davis presented the 2018 budget.
- b. Home owners can find financials on the website
- c. We've had to turn over a number of accounts for legal action, causing a higher Legal expense line item than budgeted
 - i. It is best for homeowners to inform the HOA Board if there are financial issues, so we can proactively work through them versus having to pursue legal actions.
- d. In the General and Administrative line item, we purchased a new dog station and added benches on concrete pads near the pond.
- e. As a result of inspection results, we spent more in Grounds other for repairs to the pond.
 - i. Bryant Davis and Greg Domingue will meet with inspectors to get an understanding of what to expect for next year, so that we can plan for the work.

V. President's Report

- a. Free Little Library – Stephanie Piraino requested that the Free Little Library (on Pondhaven near the entrance to the pond trail) be replaced, as their maintenance (as in the past four years) is no longer enough to sustain it. With a cost between \$400 and \$500, the board agreed to decide on next steps.
- b. We will need to do Resealing of the walking path – sealcoating and filling in cracks.
- c. Picnic tables in the common area are in poor condition and need to be. Board is considering replacing with coated metal tables.

- d. We anticipate future repairs needed at the bridge.
- e. We will look to schedule a Spring picnic in May

VI. Board of Directors election

- a. Election of three (3) positions to the Board of Directors two to serve a two-year term
- b. Robert Richmond, Mary Houck and John Fennel volunteer to fill the positions
- c. Owners in attendance voted and approved; service will commence in January 2018

VII. Other Business

- a. Homeowner expressed disappointment in receiving a lawn notice soon after moving in, even before being properly welcomed.
 - i. Feedback to Board for sending a “cut grass” notice and no Welcome letter
 - ii. Welcome letter needs to be updated with information on the website, the Little Free Library, the Facebook group, etc.
- b. Still looking for ideas on how to better connect and communicate with homeowners.
 - i. Soliciting email addresses – consider offering a prize drawing if email address is returned with HOA fees in 2018
 - ii. Consider hosting block/cul de sac parties, street competitions (chili cook-off?) or even a dodge ball game in the common area
- c. American Homes for Rent currently own 17 properties in the neighborhood, but appear to be slowing down on consuming further properties. Although it may seem bad to have so many rental properties, they are very respondent when contacted about issues to be resolved.

Elizabeth Ermis made a motion to adjourn, and Ayanna Davis seconded. All agreed, and meeting ended at 8:08 PM.