

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

Official Notice mailed this 9th day of October 2015

ANNUAL MEETING MONDAY NOVEMBER 9, 2015

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 Monday November 9, 2015 at 7:00 p.m. at The Deep River Friends Meeting Hall sanctuary, 5300 West Wendover Avenue High Point, North Carolina.

The purpose of the meeting will be to discuss the status of the property and to review and ratify the 2016 Budget. There will also be an election of two (2) members onto the Board of Directors these elected individuals will serve for two-years. Nominations and volunteers will be accepted from the floor. Anyone interested in one of the Director positions should contact Jay Moore at Golden Property Management their telephone number is 887-8975.

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 sign and return the enclosed proxy to 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.

Sincerely,

The Meadow Creek Board of Directors

- President – Mike Malocsay
- Vice President – Courtney Fleming
- Treasurer – Waynette Bailey
- Secretary – Retha Alford
- At Large – Cheri Keels

Enclosure: Proxy, Agenda, Budget

***Meadow Creek West
Homeowners Association, Inc.***

P.O. Box 16325 High Point, NC 27261

Annual Members Meeting

Monday November 9th, 2015 @ 7:00 p.m.

Deep River Friends Meeting @ 5300 W Wendover Ave, High Point

- I. Call to Order & Opening Remarks – President Mike Malocsay
Introduction of the Board of Directors and their officer position with the board.
- II. Certifying of Proxies, Quorum, and Proof of Notice – Retha Alford, Secretary
- III. Approval of 2014 Annual Meeting Minutes
- IV. Officers Report – Treasurer Waynette Bailey overview of 2015 expenses and the 2016 budget. Are there any members who are present who do not want the 2016 budget ratified?
- V. Presidents report:
- VI. Election of two (2) members onto the Board of Directors. The Director seats will serve a two-year term
 - a. Interested owners, nominations from the floor
 - b. Candidates to introduce themselves
- VII. Open discussion:
- VIII. Adjournment

MEADOW CREEK WEST HOMEOWNERS
ASSOCIATION
P.O. BOX 16325 HIGH POINT NC 27261

GENERAL PROXY

KNOW ALL MEN BY THESE PRESENT that the undersigned, being a homeowner of the Meadow Creek West Homeowners Association, Inc., High Point, North Carolina, a non-profit corporation, does hereby constitute and appoint _____ true and lawful attorney, agent, and proxy of the undersigned, with power of substitution for and in the name, place and stead of the undersigned, to vote on my behalf, at the Annual Meeting of the Meadow Creek West Association, Inc. Annual Meeting to be held on November 9th, 2015, to transact any and all business in the name of the undersigned that may come before any such meeting, including the election of Directors and the ratification of the yearly budget.

THIS PROXY shall be deemed to be valid for only the meeting called on November 9th, 2015 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 this 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 that may come before the meeting to the full extent and with all powers with 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 or continuation thereof, and hereby revokes all prior proxies heretofore executed.

NAME _____

ADDRESS _____

SIGNATURE _____

DATE _____

***Please make sure to assign your proxy to a specific individual.**

Mail Proxy to: Meadow Creek West
C/o Golden Property Management LLC
P.O. Box 16325
High Point, NC 27261

	MEADOW CREEK WEST HOA	\$19.25 increase		\$21 dollar increase		\$1.75 dollar increase
	2016 Budget \$21 monthly	\$211.75 yr.	actuals	\$19.25 per month	anticipated	\$21 dollars per month
	INCOME (62 homes)	2014 Budget	2014	2015 Budget	2015	2016 Budget
6310	Assessment (\$20 per month)	\$13,129	\$13,129	\$14,322	\$14,322	\$14,880
6311	Capital Reserve (1.00 per month)	0	0	0	0	744
6911	Interest Income MMR	5	1	5	5	5
	Total Income	\$13,134	\$13,130	\$14,327	\$14,327	\$15,629
	EXPENSES					
	(General and Administrative)					
7010	Management Fees	\$4,500	\$4,500	\$4,500	\$4,500	\$4,740
7140	Audit Fees	700	700	700	700	700
7160	Legal	250	151	250	1380	500
7250	Bank Charges	0	0	240	240	0
7260	Postage	125	86	160	171	180
7280	Property Insurance	515	504	515	499	515
7320	Office Supplies	150	77	175	191	200
7425	Guilford County Tax	20	0	25	0	0
7500	Resident Activity	250	95	100	50	50
7505	Website	360	360	360	360	360
7890	General and Administrative	60	135	175	85	100
7990	Bad Debt write off	0	722	0	400	0
	Total General & Administrative	\$6,930	\$7,330	\$7,200	\$8,576	\$7,345
	(Repair Expense)					
8320	Repairs	\$150	\$50	\$150	\$0	\$150
	Total repairs	\$150	\$50	\$150	\$0	\$150
	(Utilities)					
8910	Electricity	\$275	\$282	\$275	\$294	\$300
	Total Utilities	\$275	\$282	\$275	\$294	\$300
	(Maintenance)					
9010	Tree Removal-maintenance	\$250	\$350	\$250	\$0	\$350
9025	Grounds -new and replacement	100	0	100	0	100
9190	Electrical repairs	50	0	100	70	100
9260	Signage Maintenance/Repairs	0	0	0	0	0
9580	Misc. Maintenance	0	535	250	0	250
	Total Maintenance	\$400	\$885	\$700	\$70	\$800
	(Contract Services)					
9610	Lawn Maintenance	\$4,800	\$4,400	\$4,500	\$4,500	\$4,500
	Total Contract Services	\$4,800	\$4,400	\$4,500	\$4,500	\$4,500
	Total of operating expenses	\$12,555	\$12,947	\$12,825	\$13,440	\$13,095
	(Reserve Expenses)					
9985	Drainage Improvements	\$0	\$3,150	\$500	\$0	\$500
9990	Entrance/Landscape/Recreation	\$0	\$0	\$0	\$0	\$100
	Total Reserves Used	\$0	\$3,150	\$500	\$0	\$600
	Total of all Expenses	\$12,555	\$16,097	\$13,325	\$13,440	\$13,695
	income - expenses carried forward	\$579	-\$2,968	\$1,002	\$887	\$1,934