

Meadow Creek West Homeowners Association, Inc.

P.O. Box 16325 High Point, NC 27261

AGENDA DIRECTORS MEETING

August 4, 2009

- ❖ Call meeting to order: @7:03pm
 - Attendees: Bruce Ciancio, Lisa Vazquez, Patrick White, Greg Dominique
 - Absent: Rosie Santana-Melendez, Mike Malocsay
- ❖ Approval of minutes from July 7, 2009
 - Minutes were approved
- ❖ Financial information
 - Greg indicated that the HOA will not meet the fiscal year budget. He projects about a \$3350 deficit by the end of the year which will force the HOA to dip into its reserves to meet the budgetary needs.
 - Greg indicated that we do have a few homeowners who owe a substantial amount of money and if we were to collect those funds by the end of the year we could meet our budget.
- ❖ Unfinished business
 - Fence at 4435 GCS
 - Homeowner states that he has been contacted by the contractor and expects to have the fence relocated by the end of the week.
 - Sign at southern entrance on GCS.
 - Due to our budget issues, the HOA board has decided to postpone the purchase of a sign for that location.
 - Greg also states that current the City of High Point has no record that this area is designated as common area for the community. Currently the city has it recorded as a lot. Greg will search for the appropriate documents to determine if this area has been deeded to the community as a common area.
 - Garage Door at 4508 GCS
 - No response from the letter that the Homeowner was sent.
 - Greg indicates that the HOA attorney notified him that one of the Homeowners' has filed for bankruptcy protection. With that filing Greg recommends that the HOA board do not take any action on fixing the garage door and sending the bill to the Homeowner because we may not be able to collect due to the bankruptcy filing.
 - 4465 GCS unpaid balance
 - Homeowner has been sent a notice of a foreclosure hearing due to the delinquency of the unpaid dues and maintenance bill.

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- Semi-Annual HOA meeting
 - Meeting will be postponed until August 26th to allow a majority of the board members to attend.
 - Discussed agenda for the meeting
 - Bruce will make an introductory statement and discuss the issues and challenges the board has faced.
 - Lisa will discuss the recommendations made by homeowners and some of the achievements the HOA board have accomplished.
 - Patrick will discuss the HOA inability to vote on important issues due to lack of a quorum. And make the formal motion to have the by laws amended.
- Community Yard Sale
 - The board will inform the community that our neighborhood yard sale will be on 9-19-09.
 - This will coincide with the community yard sale being held by the other Meadow Creek community.
 - Lisa will contact the social committee to make the necessary arrangements.

❖ New business

- Budget meeting
 - At the 9-30-09 meeting the board will set the budget for the next calendar year.
- Patrick stated that one of the issues the HOA has is our inability to hold a quorum due to poor attendance by the Homeowners' in our community. This hampers the board from making some changes that are needed in our community. Patrick introduced a motion to amend our bylaws so that number of homeowners' required to meet a quorum will be reduced. This issue will be brought up at our semi-annual meeting for discussion.

Meeting adjourned: @8:05pm

Next meeting to be held on: 9-30-09