

Meadows At Rock Creek Homeowners Association

Annual/Budget Meeting

November 17, 2011 *continued to Jan 2012*

Maple Valley Community Center
22010 SE 248th Street
Maple Valley, WA 98038

7:00-8:30 PM

MEETING AGENDA

- I. Welcome
- II. Quorum Established
- III. Introduction of Board Members/ACC President
- IV. Approve January 2011 Annual Meeting Minutes President
- V. President's Report President
- VI. ACC Report ACC Chair
- VII. 2012 Budget Presentation Treasurer
 - a. Question & Answer to Budget Only
 - b. 2011 Budget Review
- VIII. Election of Officers-2 Positions President/Assoc. Mgr
 - a. Nominations
 - b. Close Nominations
 - c. Vote
- IX. Open Forum President
- X. Election Results President
- XI. Drawings President
- XII. Adjourn

****Only members in good standing will be eligible to vote and run for office.**

Proxy on reverse side

Meadows At Rock Creek Homeowners Association

Annual/Budget Meeting

February 16, 2012

****Rescheduled due to snow closures week of January**

Maple Valley Community Center
22010 SE 248th Street
Maple Valley, WA 98038

7:00-8:30 PM

MEETING AGENDA

- | | | |
|--------------|---|----------------------|
| I. | Welcome | |
| II. | Quorum Established | |
| III. | Introduction of Board Members/ACC | President |
| IV. | Approve January 2011 Annual Meeting Minutes | President |
| V. | President's Report | President |
| VI. | ACC Report | ACC Chair |
| VII. | 2012 Budget Presentation | Treasurer |
| | a. Question & Answer to Budget Only | |
| | b. 2011 Budget Review | |
| VIII. | Election of Officers-2 Positions | President/Assoc. Mgr |
| | a. Nominations | |
| | b. Close Nominations | |
| | c. Vote | |
| IX. | Open Forum | President |
| X. | Election Results | President |
| XI. | Drawings | President |
| XII. | Adjourn | |

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Proxy on reverse side

**Meadows @ Rock Creek Homeowners Association
2012 Proposed Budget**

INCOME

Assessment Income	\$152,900.00
Interest Income (Liens)	1,000.00
Transfer Fee Income	<u>5,000.00</u>

TOTAL INCOME	\$158,900.00
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EXPENSE

Accounting	\$2,100.00
Bad Debt	15,200.00
Capital Improvement/Major Repairs	5,000.00
Electricity	12,000.00
Electrical Repair	1,000.00
Functions/Facilities	3,000.00
Insurance	3,000.00
Landscaping	30,400.00
Lease Payments	20,000.00
Legal Fees	20,000.00
License Fees	10.00
Lien Filing Fee	2,000.00
Maintenance	2,000.00
Management	22,800.00
Miscellaneous	1,000.00
Postage	1,000.00
Extra Services	1,000.00
Supplies	500.00
Taxes	1,000.00
Water/Sewer	10,000.00
Website	1,000.00
Welcome Packets	<u>1,500.00</u>

TOTAL EXPENSE	\$155,510.00
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NET INCOME	\$3,390.00
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Meadows At Rock Creek Homeowners Association

Income Statement

Jan 11-Nov 11

INCOME

Assessment Income	\$150,712.55
Interest Income (Banks)	13.02
Interest Income (Liens)	1,796.58
Late Fee Income	5,515.78
Other Income	7,100.00
Lien Filing Fee Income	3,262.46
Transfer Fee Income	9,300.00

TOTAL INCOME

\$177,700.39

EXPENSE

Accounting Services	\$2,000.00
Bank Fees	13.45
Back Flow Testing	54.30
Electricity	12,651.76
Electrical Repair	741.32
Functions/Facilities	1,151.61
Insurance	2,842.00
Landscaping	41,512.57
Lease Payments	22,798.34
Legal Fees	19,981.36
Lien Recording Fee	3,268.00
License Fees	20.00
Maintenance	743.91
Management	23,352.00
Postage	396.62
Reserve Study	880.00
Extra Services	1,036.63
Storage	67.31
Supplies	501.53
Taxes-Property	150.07
Water/Sewer	6,956.89
Website	695.00
Welcome Packet	1,824.64

TOTAL EXPENSE

\$143,639.31

NET INCOME

\$34,061.08