



Kirby Creek
Village
Homeowners
Association

**2014 Annual
Meeting**



Annual Meeting Agenda

- **Determine if Quorum is Present in Person or by Proxy.**
- **Announcement of Quorum or Rescheduling of Meeting.**
- **Read and Approve Minutes of Last Annual Meeting.**
- **Presentation of Reports:**
 - **Report on 2013 Operations and Outlook for 2014.**
 - **Report on Financial Statements and 2014 Budget.**
 - **Officers Report.**
- **Election of Directors**
- **Old Business**
- **New Business**
- **Questions and Answers**
- **Early Bird Drawing and Gift Card Raffle**
- **Adjournment**



2013

Accomplishments

- **Installed Custom Made Structural Steel Panel Fence Around Pool Area.**
- **Increased Height of Tennis Court Fence and Installed Maglock Gate to Prevent Unauthorized Entry.**
- **Net Operating Income for 2013 was \$24,327 vs. Budget of \$5,543 - Primarily Due to Downward Adjustment to Bad Debt Reserves Relating to Favorable Collections.**



2013

Accomplishments

- **Maintained a Reserve of \$40,000 for future Capital Repairs and Improvements.**
- **Pool Monitor, Matthew Mitcheltree, became Certified in Community Pool Operations to Assist Manager Joe Wintz in the Daily Chemical Balancing and Cleaning to Keep Pool Maintenance Costs Down.**



2013

Accomplishments

- **Continue to Prevent Unauthorized Use of the Pool and Tennis Courts and Deter Loitering Around the Clubhouse.**
- **Continuation in Reduction in Number of Delinquent Owners with High Account Balances.**
- **Formed the First Architectural Control Committee in Ten Years.**



2014

Objectives

- **Install High Efficiency LED Lighting in the Pool.**
- **Clubhouse Parking Lot Repairs and New Tennis Court Sidewalk**
 - **Est Cost \$6,000.**
- **Tennis Court Resurfacing**
 - **Est Cost \$10,000.**
- **New Signage at the Kirbybrook Entrance**
 - **Est Cost \$9,000.**



2014 Objectives

- **Continued Collection and Follow-Up on Delinquent Accounts.**
- **Continue to Identify Possible Capital Improvement and Repair Opportunities.**
 - Ideas by Homeowners for Board Consideration are Welcome.



Financial Statements and Budget

**Please contact BFMC
for a copy of the financial
status and budget.**