

# KIRBY CREEK VILLAGE HOMEOWNERS ASSOCIATION

## 2016 Annual Meeting

**BFMC Property Management, Managing Agent**  
8111 LBJ Freeway, Ste. 835  
Dallas, TX 75251  
(972) 644-3801

# Annual Meeting Agenda

- I. Determine if Quorum is Present in Person or by Proxy.**
- II. Announcement of Quorum or Rescheduling of Meeting.**
- III. Read and Approve Minutes of Last Annual Meeting.**
- IV. Presentation of Reports:**
  - a) Report on 2015 Operations and Outlook for 2016.**
  - b) Report on Financial Statements and 2016 Budget.**
  - c) Presentation by Grand Prairie Police on Crime Prevention.**
- V. Election of Directors**
- VI. Old Business**
- VII. New Business**
- VIII. Questions and Answers**
- IX. Early Bird Drawing and Gift Card Raffle**
- X. Adjournment**

# 2015 Accomplishments

- ▣ The HOA received almost \$15,000 in Lease Fees from Chesapeake Energy.
- ▣ Net Operating Income for 2015 was \$7,129 vs. Budget of \$329.
- ▣ Completed Tennis Court Resurfacing Project.

# 2015 Accomplishments

- ▣ Completed Window Replacement in Clubhouse with High Efficiency Double Pane Glass.
- ▣ Added Seating, Tables and Umbrellas Around the Pool Area.

# 2015

## Important Topics

- ▣ Matthew Mitcheltree, Assumed Additional Responsibility for Managing the Clubhouse as Well as Chemical Balancing and Cleaning the Pool.
- ▣ Jennifer Mitcheltree Stepped Up as Assistant Clubhouse Manager.
- ▣ Both Matthew and Jennifer are Doing an Excellent Job and We are Very Lucky to Have Them !

# 2016 Objectives

- ▣ Continue the Collection Effort for Approximately \$35,000 in Past Royalties and Current Royalty Payments.
- ▣ Seek Plans and Ideas to Enhance the Community Entrances When Funds Allow.
- ▣ Continued Collection and Follow-Up on Delinquent Accounts.

# 2016 Objectives

- ▣ Continue to Identify Possible Capital Improvement and Repair Opportunities.
  - Ideas by Homeowners for Board Consideration are Welcome.

# 2016 Income Statement & Financial Report

- ▣ Please call or email BFMC Property Management for a copy.