

**CREEKSIDE VILLAGE HOMEOWNER ASSOCIATION, INC.  
AGENDA-2023 BUDGET RATIFICATION MEETING**

**Date: Thursday, February 16, 2023**

**Time: 7:00 PM**

**Place: Virtual**

- I. WELCOME/CALL TO ORDER
- II. REVIEW OF PROPOSED BUDGET
- III. ADDRESS CONCERNS/QUESTIONS
- IV. RATIFY BUDGET
- V. ADJOURN

**MINUTES OF A MEETING OF THE BOARD OF DIRECTORS  
CREEKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.**

Date: Thursday, February 16, 2023  
Time: 7:00 PM  
Place: Virtual - Google Meet  
Present: Jason Maxey, Kelly McGroder, Ravi Sharma  
Absent: Angela Desmond

**Items of Business**

**ESTABLISH QUORUM:** Quorum not required to ratify budget.

**WELCOME/CALL TO ORDER:** Jason called the meeting to order.

**REVIEW OF PROPOSED BUDGET:** Jason conducted a line by line review of the proposed budget.

**ADDRESS CONCERNS/QUESTIONS:** Jason and Kelly addressed questions from Nick Benson concerning Reserve funds. Pond Maintenance options were discussed with Kevin Wood. This was tabled until the next BOD meeting.

**RATIFY BUDGET:** The 2023 Proposed Budget was ratified.

**MEETING ADJOURNED: JASON MOTIONED TO ADJOURN, AND KELLY SECONDED THE MOTION AT 7:30 PM. THE MOTION PASSED UNANIMOUSLY.**

**Next Meeting: March, 8, 2023**  
Respectfully Submitted by: Kelly McGroder

**Creekside Village Homeowners Association**

**2023 Proposed Budget**

<b>INCOME</b>		
Homeowners Assn. Dues		\$ 16,650.00
(111 Homes x \$150)		
	<b>TOTAL INCOME</b>	<b>\$ 16,650.00</b>
<b>MAINTENANCE</b>		
Landscaping		\$ 5,320.00
Front Entrance Committee		\$ 500.00
Pond & Stormwater Maintenance		\$ 1,800.00
Pond Erosion Repair		\$ 800.00
	<b>TOTAL MAINTENANCE</b>	<b>\$ 8,420.00</b>
<b>PROFESSIONAL FEES</b>		
Bank Fees		\$ 55.50
Insurance Expenses		\$ 867.00
Legal Fees		\$ 4,000.00
Tax Prep		\$ 300.00
Postage & Mailings		\$ 120.00
Website		\$ 189.92
Other (Printing)		\$ 55.00
	<b>TOTAL PROFESSIONAL FEES</b>	<b>\$ 5,587.42</b>
<b>PROPERTY MANAGEMENT FEES</b>		
		<b>\$ 2,400.00</b>
	<b>TOTAL EXPENSES</b>	<b>\$ 16,407.42</b>
	<b>NET INCOME</b>	<b>\$ 242.58</b>

\*Transfer Fees are an income source based on the amount of homes that sell in the neighborhood. This income source is not included because it is impossible to predict, but is likely to provide some additional income.