



Kirby Creek
Village
Homeowners
Association

**2012 Annual
Meeting**



2011 New HOA Laws

**New Laws Passed in 2011
Affect How ALL
Homeowners Associations
Must Operate.**

These include the following:

- **Notify All Owners of All Board Meetings Where Important and/or Non-routine Decisions Will be Made (Emergency Matters Do Not Require Notice).**



2011 New HOA Laws

- **Delinquent Owners Can Vote at All Meetings and are Eligible to Become Board Members.**
- **Requires Preparation and Recording of Policies Regarding Production / Copying of Records, Document Retention and Revised Collection Policies.**



2011

New HOA Laws

Likely Effects of the New HOA Laws Will Be:

- 1. More Rights Given to Owners.**
- 2. More Protection for Delinquent Owners.**
- 3. Higher Cost to Association to Administer New Laws (Legal / Management).**



2011

New HOA Laws

Likely Effects of the New HOA Laws Will Be:

- 4. Future Higher Cost of
Operating = Higher Dues
for Homeowners.**



2011

Accomplishments

- **Maintained a Reserve of \$70,000 for future Capital Repairs and Improvements.**
- **Upgraded Security Surveillance Around Pool and In Clubhouse In Response to Break-Ins, Thefts and Trespassing.**
- **Hired a Pool Monitor from May through October to help Enforce Rules and Control Criminal Activity.**



2012 Objectives

- **Continue to Identify and Prioritize Capital Improvement and Repair Opportunities Such as:**
 - New Fencing Around Pool and Tennis Courts
 - Controlled Access to Tennis Court
 - Resurface Tennis Court
 - Ideas Provided by Homeowners for Board Consideration



2012 Objectives

- **Monitor Grand Prairie Gas Exploration Progress and Issues as they May Relate to the Kirby Creek Community.**
- **Modify Collection and Follow-Up on Delinquent Accounts to Insure Compliance with New HOA Laws. Chuck Barker with BFMC will Summarize Results.**



2012

Potential Pitfalls

- **Monitor the Effect of the Economic Downturn on Our Ability to Collect Dues.**
- **Continue to Evaluate Effectiveness of our Legal Actions in Collecting Delinquent Dues. Adjust our Policies if necessary to Adapt to Economic Downturn.**



2012 Financial Status & Budget

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