

KIRBY CREEK VILLAGE HOMEOWNERS ASSOCIATION

2015 Annual Meeting

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

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 2014 Operations and Outlook for 2015.
 - Report on Financial Statements and 2015 Budget.
 - Officers Report.
- ▣ Election of Directors
- ▣ Bylaw Amendment Vote For Replacement of Directors
- ▣ Old Business
- ▣ New Business
- ▣ Questions and Answers
- ▣ Early Bird Drawing and Gift Card Raffle
- ▣ Adjournment

2014 Accomplishments

- ▣ Net Operating Income for 2014 was \$7,251 vs. Budget of \$3,510.
- ▣ Pruned Approximately 60 Trees along Kirbybrook and in Front of Clubhouse to Promote Both Grass and Plant Growth as Part of the Beautification of the Main Community Entrance.
- ▣ Extensive Repairs Made to the Common Area Sprinkler System that Had Been Inoperable for Nearly 10 Years.

2014 Accomplishments

- ▣ Entered into An Agreement With Window Expo to Replace Clubhouse Windows with High Efficiency Double Pane Glass.

* inclement weather delayed window installation.

- ▣ Started Negotiations With Chesapeake for Gas Lease and Royalty Agreement that Was Finalized and Signed in early February 2015.

The HOA should receive almost \$15,000 in Lease Fees and \$34,600 - \$40,000 in Past Royalties in March 2015.

2014

Important Topics

- ▣ Our Long Term Valued Employee Joe Wintz Retired from His Position as Clubhouse and Pool Manager in December 2014.
- ▣ Matthew Mitcheltree, Assumed Responsibility for Managing the Clubhouse as Well as Chemical Balancing and Cleaning the Pool.
- ▣ Jennifer Mitcheltree Stepped Up as Assistant Clubhouse Manager.

2015 Objectives

- ▣ Receipt of Estimated \$52,000 – \$55,000 from Chesapeake.
-Anticipate during March.
- ▣ Tennis Court Resurfacing Contract Approved and Accepted.
-Anticipate Completion in March.
- ▣ Complete Beautification Project at Main Kirby-brook Entrance and Front of Clubhouse.

2015 Objectives

- ▣ Seek Plans and Ideas to Enhance the Community Entrances on Both Sides of Waterwood.

- ▣ 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 Status and Budget

- ▣ Contact BFMC for a copy of the Kirby Creek Village HOA financial statement and 2015 Budget.