

**STILLHOUSE CREEK HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING AGENDA**

**March 7, 2024
6:00 p.m.
Vertical Church of Madison**

- 1. Welcome and Introduction by Board President, Mr. TJ Taylor, Esq.**
- 2. Notice of Meeting and Certification of Proxies by Brad Wilkinson, HLNM**
- 3. Review and Approval of Minutes from 2/23/2023 Annual meeting (attached)**
- 4. Review of 2023 Financials by Brad Wilkinson (attached)**
- 5. Election of Board Members 2024-2025**

Board Nominations:

Mr. Johnny Adams

Mr. TJ Taylor

Mr. Torrie Brown

Mr. Derick Vance

Ms. Dana Jones

- 6. New Business**
- 7. Committee Volunteers**
- 8. Question and Answers**
- 9. Adjourn**



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STILLHOUSE CREEK
2023 ANNUAL HOMEOWNERS MEETING MINUTES
February 23, 2023 at 6:00 p.m.
Vertical Church

1. TJ Taylor, Board President of the Association, called the Meeting to Order at 6:06 pm, welcomed all Residents and introduced Julie Hardy with Homeland Neighborhood Mgmt.
2. Julie Hardy with Homeland Neighborhood Management established a Quorum and Waiver of Notice. She reviewed the minutes from May 5, 2022 meeting. With no changes or updates, a motion was received and seconded from the audience to approve. The motion was unanimously passed.
3. Julie reviewed all 2022 final financial activity of Stillhouse Creek. She asked for and answered all financial questions. A motion and second was made to approve and accept the financials and it was done so by unanimous vote.
4. The floor was opened for board nominations. With none, Julie indicated that the current Board of Directors recommended the following slate of directors for 2023-2024 and they introduced themselves:

Mr. Johnny Adams
Mr. Torrie Brown
Ms. Dana Jones
Mr. TJ Taylor
Mr. Derick Vance

Motion to accept the nominees was received and seconded. Unanimous vote was made in favor of these nominees. Members from the audience expressed appreciation for the board's ongoing efforts.

5. The board discussed projects planned and completed throughout the year, and the new entry design is pending the widening of the entrance road with Madison County.
6. Question and Answer time was then opened and residents asked various questions which were answered by board members and/or HLNM. Also, the board requested committee volunteers.
7. There being no further business, with the board and HLNM staying on hand after meeting for any specific needs, a motion was received and second to adjourn the meeting at approximately 6:48 p.m.



Income Statement - Operating
 Stillhouse Creek Homeowners Association, Inc
 12/31/2023

Date: 2/28/2024
 Time: 4:41 pm
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Description	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME				
ASSESSMENTS / FEES				
4000-00 Assessments	\$156,363.68	\$151,360.00	\$5,003.68	\$151,360.00
4105-00 Covenant Violation Fees	1,658.00	-	1,658.00	-
4140-00 Legal / Collections Fees	5,170.81	4,000.00	1,170.81	4,000.00
4150-00 Late Fees	920.00	500.00	420.00	500.00
4191-00 Interest Income - Reserve	188.16	174.00	14.16	174.00
Total ASSESSMENTS / FEES	\$164,300.65	\$156,034.00	\$8,266.65	\$156,034.00
Total OPERATING INCOME	\$164,300.65	\$156,034.00	\$8,266.65	\$156,034.00
OPERATING EXPENSE				
EXPENSES				
5058-00 Common Area Improv / Reserve	1,475.00	34,784.00	33,309.00	34,784.00
5065-00 Decorations - Seasonal	1,169.55	1,400.00	230.45	1,400.00
5070-00 Insurance	2,641.00	2,800.00	159.00	2,800.00
5081-00 Member Events	100.00	300.00	200.00	300.00
5085-00 Legal / Collections Expenses	7,241.79	4,000.00	(3,241.79)	4,000.00
5086-00 Postage / Delivery	559.47	575.00	15.53	575.00
5088-00 Printing / Copying	2,222.24	1,935.00	(287.24)	1,935.00
5089-00 Professional Fees	106.25	-	(106.25)	-
5096-00 Taxes	543.18	544.00	0.82	544.00
Total EXPENSES	\$16,058.48	\$46,338.00	\$30,279.52	\$46,338.00
CONTRACTED SERVICES				
5220-00 Management Fees	20,640.00	20,640.00	-	20,640.00
Total CONTRACTED SERVICES	\$20,640.00	\$20,640.00	\$0.00	\$20,640.00
UTILITIES				
5501-00 Electrical Services	28,159.23	26,805.00	(1,354.23)	26,805.00
5508-00 Water / Sewer Services	4,081.07	2,590.00	(1,491.07)	2,590.00
5515-00 Website Expense	839.80	845.00	5.20	845.00
Total UTILITIES	\$33,080.10	\$30,240.00	(\$2,840.10)	\$30,240.00
MAINTENANCE & REPAIRS				
5610-00 Maint / Repairs - Electrical	2,227.22	225.00	(2,002.22)	225.00
5612-00 Maint / Repair - Fountain	2,848.16	2,716.00	(132.16)	2,716.00
5618-00 Maint / Repair - Irrigation	992.80	1,000.00	7.20	1,000.00
Total MAINTENANCE & REPAIRS	\$6,068.18	\$3,941.00	(\$2,127.18)	\$3,941.00
LANDSCAPING & GROUNDS				
6000-00 Landscaping Maintenance	59,561.60	54,875.00	(4,686.60)	54,875.00
Total LANDSCAPING & GROUNDS	\$59,561.60	\$54,875.00	(\$4,686.60)	\$54,875.00
Total OPERATING EXPENSE	\$135,408.36	\$156,034.00	\$20,625.64	\$156,034.00
Net Income:	\$28,892.29	\$0.00	\$28,892.29	\$0.00