

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

**February 23, 2023
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 Julie Hardy, CEO HLMN**
- 3. Review and Approval of Minutes from 5/5/2022 Annual meeting (attached)**
- 4. Review of 2022 Financials by Julie Hardy (attached)**
- 5. Election of Board Members 2023-2024**

Board Nominations:

Mr. Johnny Adams

Mr. TJ Taylor

Mr. Torrie Brown

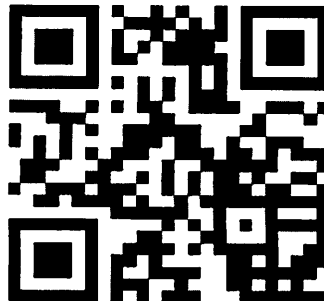
Mr. Derick Vance

Ms. Dana Jones

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



**P.O. Box 320248 • Flowood, MS 39232
601-326-7325**



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STILLHOUSE CREEK
2022 ANNUAL HOMEOWNERS MEETING MINUTES
May 5, 2022 at 6:00 p.m.
Vertical Church

1. TJ Taylor, Board President of the Association, called the Meeting to Order at 6:05 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 20, 2021 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 2021 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 2022-2023 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. A member from the audience expressed appreciation for the board's ongoing efforts.

5. The board discussed projects planned and completed through the year and the possibility of a new entry design 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 HLNLM. Also, the board requested committee volunteers.
7. There being no further business, with the board and HLNLM staying on hand after meeting for any specific needs, a motion was received and second to adjourn the meeting at approximately 6:52 p.m.



Income Statement - Operating
 Stillhouse Creek Homeowners Association, Inc
 For Fiscal Year Ending 12/31/2022

Description	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME				
ASSESSMENTS / FEES				
4000-00 Assessments	\$149,126.73	\$151,360.00	(\$2,233.27)	\$151,360.00
4105-00 Covenant Violation Fees	725.00	-	725.00	-
4130-00 Reimbursed Expense	125.00	-	125.00	-
4140-00 Legal / Collections Fees	4,017.00	3,000.00	1,017.00	3,000.00
4150-00 Late Fees	904.00	500.00	404.00	500.00
4191-00 Interest Income - Reserve	166.39	81.00	85.39	81.00
Total ASSESSMENTS / FEES	<u>\$155,064.12</u>	<u>\$154,941.00</u>	<u>\$123.12</u>	<u>\$154,941.00</u>
Total OPERATING INCOME	\$155,064.12	\$154,941.00	\$123.12	\$154,941.00
OPERATING EXPENSE				
EXPENSES				
5058-00 Common Area Improv / Reserve	38,001.59	33,904.00	(4,097.59)	33,904.00
5065-00 Decorations - Seasonal	1,230.91	1,200.00	(30.91)	1,200.00
5070-00 Insurance	2,614.00	5,500.00	2,886.00	5,500.00
5081-00 Member Events	-	500.00	500.00	500.00
5085-00 Legal / Collections Expenses	5,391.00	3,000.00	(2,391.00)	3,000.00
5086-00 Postage / Delivery	508.29	260.00	(248.29)	260.00
5088-00 Printing / Copying	1,878.42	1,965.00	86.58	1,965.00
5096-00 Taxes	526.96	527.00	0.04	527.00
Total EXPENSES	<u>\$50,151.17</u>	<u>\$46,856.00</u>	<u>(\$3,295.17)</u>	<u>\$46,856.00</u>
CONTRACTED SERVICES				
5220-00 Management Fees	20,640.00	20,640.00	-	20,640.00
Total CONTRACTED SERVICES	<u>\$20,640.00</u>	<u>\$20,640.00</u>	<u>\$0.00</u>	<u>\$20,640.00</u>
UTILITIES				
5501-00 Electrical Services	25,178.95	24,005.00	(1,173.95)	24,005.00
5508-00 Water / Sewer Services	2,436.15	2,640.00	203.85	2,640.00
5515-00 Website Expense	806.34	750.00	(56.34)	750.00
Total UTILITIES	<u>\$28,421.44</u>	<u>\$27,395.00</u>	<u>(\$1,026.44)</u>	<u>\$27,395.00</u>
MAINTENANCE & REPAIRS				
5610-00 Repairs - Electrical	175.00	250.00	75.00	250.00
5612-00 Repairs - Fountain	2,707.53	3,300.00	592.47	3,300.00
5618-00 Repairs - Irrigation	-	1,500.00	1,500.00	1,500.00
Total MAINTENANCE & REPAIRS	<u>\$2,882.53</u>	<u>\$5,050.00</u>	<u>\$2,167.47</u>	<u>\$5,050.00</u>
LANDSCAPING & GROUNDS				
6000-00 Landscaping Maintenance	53,643.19	55,000.00	1,356.81	55,000.00
Total LANDSCAPING & GROUNDS	<u>\$53,643.19</u>	<u>\$55,000.00</u>	<u>\$1,356.81</u>	<u>\$55,000.00</u>
Total OPERATING EXPENSE	\$155,738.33	\$154,941.00	(\$797.33)	\$154,941.00
Net Income:	<u><u>(\$674.21)</u></u>	<u><u>\$0.00</u></u>	<u><u>(\$674.21)</u></u>	<u><u>\$0.00</u></u>

Checking balance @ 1/31/2023 \$45,016.91

Reserve balance @ 1/31/2023 \$62,812.13