

STILLHOUSE CREEK HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEETING AGENDA

May 5, 2022
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 5/20/2021 Annual meeting (attached)
4. Review of 2021 Financials by Julie Hardy (attached)
5. Election of Board Members 2022-2023

Board Nominations:

Mr. Johnny Adams

Mr. TJ Taylor

Mr. Torie Borwn

Mr. Derick Vance

Ms. Dana Jones

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


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STILLHOUSE CREEK
2021 ANNUAL HOMEOWNERS MEETING MINUTES
May 20, 2021 at 6:00 p.m.
Vertical Church

1. Jacob Thomas, Board President of the Association, called the Meeting to Order at 6:04 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 February 25, 2020 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 2020 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 2021 and they introduced themselves:

Johnny Adams
Amanda Leigh Conner (absent from meeting)
Jason Klamm
Brooke Stevens (absent from meeting)
TJ Taylor
Jacob Thomas
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 for the year and completed last year, including walking trail projects.
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 Julie staying on hand after meeting for any specific needs, a motion was received and second to adjourn the meeting at approximately 6:49 p.m.

Income Statement - Operating

Stillhouse Creek Homeowners Association, Inc

For Fiscal Year Ending 12/31/2021

Date: 5/5/2022

Time: 3:57 pm

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Description	Actual	Year-to-date Budget	Variance	Annual Budget
OPERATING INCOME				
ASSESSMENTS / FEES				
4000-00 Assessments	\$147,677.37	\$151,360.00	(\$3,682.63)	\$151,360.00
4105-00 Covenant Violation Fees	321.24	-	321.24	-
4130-00 Reimbursed Expense	76.65	-	76.65	-
4140-00 Legal / Collections Fees	5,471.36	2,000.00	3,471.36	2,000.00
4150-00 Late Fees	990.98	-	990.98	-
4191-00 Interest Income - Reserve	63.80	170.00	(106.20)	170.00
Total ASSESSMENTS / FEES	\$154,601.40	\$153,530.00	\$1,071.40	\$153,530.00
Total OPERATING INCOME	\$154,601.40	\$153,530.00	\$1,071.40	\$153,530.00
OPERATING EXPENSE				
EXPENSES				
5020-00 Bank Fees and Charges	(236.08)	120.00	356.08	120.00
5058-00 Common Area Improv / Reserve	545.01	31,420.00	30,874.99	31,420.00
5065-00 Decorations - Seasonal	1,200.09	1,000.00	(200.09)	1,000.00
5070-00 Insurance	5,667.00	2,500.00	(3,167.00)	2,500.00
5081-00 Member Events	300.00	800.00	500.00	800.00
5085-00 Legal / Collections Expenses	3,849.52	2,000.00	(1,849.52)	2,000.00
5088-00 Printing / Copying	1,995.99	2,300.00	304.01	2,300.00
5096-00 Taxes	549.07	600.00	50.93	600.00
Total EXPENSES	\$13,870.60	\$40,740.00	\$26,869.40	\$40,740.00
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	24,318.41	23,950.00	(368.41)	23,950.00
5508-00 Water / Sewer Services	2,631.12	1,800.00	(831.12)	1,800.00
5515-00 Website Expense	729.81	700.00	(29.81)	700.00
Total UTILITIES	\$27,679.34	\$26,450.00	(\$1,229.34)	\$26,450.00
MAINTENANCE & REPAIRS				
5610-00 Repairs - Electrical	178.00	500.00	322.00	500.00
5612-00 Repairs - Fountain	3,341.68	2,400.00	(941.68)	2,400.00
5618-00 Repairs - Irrigation	1,528.04	800.00	(728.04)	800.00
Total MAINTENANCE & REPAIRS	\$5,047.72	\$3,700.00	(\$1,347.72)	\$3,700.00
LANDSCAPING & GROUNDS				
6000-00 Landscaping Maintenance	49,972.21	62,000.00	12,027.79	62,000.00
Total LANDSCAPING & GROUNDS	\$49,972.21	\$62,000.00	\$12,027.79	\$62,000.00
Total OPERATING EXPENSE	\$117,209.87	\$153,530.00	\$36,320.13	\$153,530.00
Net Income:	\$37,391.53	\$0.00	\$37,391.53	\$0.00

Checking balance @ 4/30/2022 \$40,680.51

Reserve balance @ 4/30/2022 \$62,669.29