

Dear QCHOA members,  
The QCHOA Board of Directors would like to invite you for the:

## **Quail Creek Homeowners Association 2010 Annual Meeting**

Date: Sunday, November XXX, 2010  
Time: Meeting starts at 3:30PM, followed by drinks/snacks at 4:30PM.  
Place: Shari Wetherby's  
Agenda: See Below

***IMPORTANT: Please review the agenda/ budget below and reply to this email by November XXX<sup>h</sup> with only one of the following options marked:***

\_\_\_\_\_ I will attend the meeting on November XXX  
\_\_\_\_\_ I cannot attend the meeting. I hereby assign my/our vote to the QCHOA Board of Directors.

**→Please reply to this e-mail by copying one of the options above in the subject line.  
Thanks you! Please respond to this e-mail by November XXX.**

### **AGENDA QCHOA Annual Meeting on Sunday, November XXX**

- 2010 to date budget report/review (see below for 2010 Financials)
- 2011 Budget proposal/approval (see attachment for 2011 proposal)
- Common Area update (maintenance/dumping)
- QCHOA boundaries – **perhaps a quick update for folks who don't know?**
- Traffic Safety
- **Mailbox maintenance and renewal (has this been covered last time?)**
- Re-election current QCHOA Board Officers

If you would like anything specific to be covered on the agenda, please send us a note by November XXX.

If you have any questions, please do not hesitate to contact any member of the board directly or send us an e-mail. We hope to see you at the meeting and BBQ!

Sincerely,

QCHOA Board of Directors:

- Carel Talens, President (425-880-6095)
- Steve Juarez, Vice-President (425-880-4011)
- Kathy Graham, Treasurer (425-880-4048)
- Lisa Campbell, Secretary
- Brenda Kinsman, Member at Large (425-880-4158)
- Sharon McCarey, Member at Large

- Shari Wetherby, Member at Large

Check out our website: <http://quailcreekhoa.net/>

e-mail: [board@quailcreekhoa.net](mailto:board@quailcreekhoa.net)

### QCHOA Financials

#### Revenue & Expense - Actual to Date January 1, 2011 - September 11, 2011

<b>Beginning Balance:</b>		<u><b>\$17,612.35</b></u>
<b>Revenue:</b>	Actuals	
Member Dues - \$250.00	\$10,000.00	
Late Fees	\$135.00	
<b>Total Revenue</b>		<b>\$10,135.00</b>
<b>Operating Expenses:</b>		
Annual Insurance Premium	(\$1,585.00)	
Electricity	(\$830.45)	
Landscape/Maintenance	(\$3,314.09)	
Mailbox Rental	(\$120.00)	
Postage/Supplies	\$0.00	
Annual Non-Profit Association Filing Fee	(\$20.00)	
Water	(\$560.92)	
Misc	\$0.00	
<b>Total Expenses</b>	<u>(\$6,430.46)</u>	
<b>Ending Balance:</b>		<u><u><b>\$21,316.89</b></u></u>
<b>Forecast through December, 2010</b>		
Electricity	(\$300.00)	
Landscape/Maintenance	(\$900.00)	
Water	(\$162.04)	
Misc - Annual Meeting	(\$250.00)	
<b>Total Expenses (Estimates)</b>	<u>(\$1,612.04)</u>	

#### Proposed Budget January, 2011 - December, 2011

<b>Beginning Balance: (Ending Balance from 2010)</b>		<u><b>\$19,704.85</b></u>
<b>Revenue (Forecast):</b>		
Member Dues - \$250.00	\$10,000.00	
<b>Total Revenue</b>		<b>\$10,000.00</b>
<b>Operating Expenses (Forecast):</b>		
Annual Insurance Premium	(\$1,600.00)	
Electricity	(\$1,320.00)	

Landscape/Maintenance	(\$4,600.00)
Mailbox Rental	(\$120.00)
Postage/Supplies	(\$80.00)
Annual Non-Profit Assoc Filing Fee	(\$10.00)
Water	(\$700.00)
Misc (Garage Sale & Check Purchase)	(\$250.00)
<b>Total Expenses</b>	<b>(\$8,680.00)</b>

**2010 Ending Balance:** \$21,024.85