

# JAMES LANDING PROPERTY OWNERS ASSOCIATION

P.O. BOX 16325 HIGH POINT NC 27261

Official Notice mailed this 18th day of November 2019  
FOR THE

## **ANNUAL MEMBERSHIP MEETING TO BE HELD ON** **Wednesday December 4th, 2019 at 7 p.m.**

According to the provisions of Article V, Section 1, of the By-Laws of James Landing Property Owners Association, notice is hereby given that the Annual Members' meeting will be held on Wednesday December 4<sup>th</sup>, 2019 at 7:00 p.m. It will take place at The Friendly Hills Church located at 1450 Guilford College Road, Jamestown, NC. The meeting will be held in the Education building.

The purpose of the meeting will be to discuss the status of the property and to review the 2020 Budget. There will also be the election of four (4) members of the Association onto the Board of Directors three elected members will serve for two years and one elected member will serve for one year. Nominations for these Director seats will be accepted from those in attendance. If you are interested in one of the Directors positions and wish to have your name added to the ballot, please contact Greg Domingue at Golden Property Management, 336-887-8975, or via e-mail [goldenmgtn@northstate.net](mailto:goldenmgtn@northstate.net)

Please note that the presence of one-third of the Association Members in person or via proxy shall constitute a quorum necessary to hold the Annual meeting. **If you are not able to attend the meeting we ask that you please sign and return the enclosed proxy to the address below.** If you send in your proxy but then you are able to attend the meeting your proxy will be returned upon your signing in for the meeting. Also note that all proxies received via mail will be used to establish a quorum.

Please view the community website at [jameslandingpoa.com](http://jameslandingpoa.com)

We look forward to meeting with you.

Sincerely,

The James Landing POA Board of Directors

Ed Currie – President  
Randy Harris – VP  
Madalyn Kunow – Secretary  
Lexy Beam – Director  
David Pruitt - Director

# JAMES LANDING PROPERTY OWNERS ASSOCIATION

P.O. BOX 16325 HIGH POINT NC 27261

James Landing Property Owners Association  
2019 – Annual Members meeting Wednesday December 4<sup>th</sup>, 2019  
7 p.m. at the Friendly Hills Church Jamestown, NC.

- I. Call to Order: President Ed Currie at \_\_\_\_\_ hrs.
  
- II. Secretary's Report: - Madalyn Kunow
  - A. Establish a Quorum/Proof of Notice persons in attendance: \_\_\_\_\_  
Proxy numbers: \_\_\_\_\_
  - B. Approval of the 2018 annual meeting minutes
    - a. Motion made to approve made by: \_\_\_\_\_
    - b. Seconded by: \_\_\_\_\_
    - c. All in favor    yes    no
  
- III. Treasurer's Report: appointed treasurer - Rob Burgess
  - A. 2020 Budget overview and discussion.
  
- IV. Nominations from the floor for four Director seats.  
There are three (3) seats available, to serve a two year term and one (1) seat to serve a one year term.
  - A. Election to the Board of Directors
  
- V. Business - General Discussion:
  
  
  
  
  
  
  
  
  
- VI. Adjournment at: \_\_\_\_\_ hrs.



	James Landing POA	Budget	actuals	Budget	anticipated	Budget
	\$70,000 budgeted 2020	2018	2018	2019	2019	2020
	10.14.19	10.2.17	10.2.17	9.24.18	9.24.18	10.14.19
	INCOME	\$70,000	\$70,000	\$70,000	\$70,000	\$70,000
6310	Akela Cove	\$13,497	\$13,497	\$13,497	\$13,497	\$13,497
	The Peninsula	\$13,947	\$13,947	\$13,947	\$13,947	\$13,947
	Yorktown Point	\$7,929	\$7,929	\$7,929	\$7,929	\$7,929
	Barrington Place	\$2,430	\$2,430	\$2,430	\$2,430	\$2,430
	The Highlands	\$4,619	\$4,619	\$4,619	\$4,619	\$4,619
	Crown Lake Apartments	\$17,933	\$17,933	\$17,933	\$17,933	\$17,933
	Childtime Childcare	\$472	\$472	\$472	\$472	\$472
	Wendover Square/Vickery Park	\$3,648	\$3,648	\$3,648	\$3,648	\$3,648
	Merchant Tire	\$472	\$472	\$472	\$472	\$472
	Jamestown Landing Veterinary	\$590	\$590	\$590	\$590	\$590
	BP Oil Service Station	\$520	\$520	\$520	\$520	\$520
	Guilford Crossing Shopping Ctr	\$1,985	\$1,985	\$1,985	\$1,985	\$1,985
	Carr Properties	\$1,014	\$1,014	\$1,014	\$1,014	\$1,014
	CVS	\$472	\$472	\$472	\$472	\$472
	McDonalds	\$472	\$472	\$472	\$472	\$472
6911	Interest Income MMR	\$150	\$215	\$150	\$210	\$150
	<b>TOTAL INCOME</b>	<b>\$70,150</b>	<b>\$70,215</b>	<b>\$70,150</b>	<b>\$70,210</b>	<b>\$70,150</b>
	<b>EXPENSES</b>					
	General and Accounting					
7010	Management Fees	\$6,900	\$6,900	\$6,900	\$6,900	\$6,900
7140	Audit	700	750	700	750	750
7160	Legal	250	365	250	0	250
7260	Postage	175	106	120	213	175
7280	Insurance	978	1040	1045	1060	1070
7320	Office Supplies	250	139	150	200	200
7500	Residential Activities	100	100	100	100	100
7505	Website	445	455	445	460	460
7890	G&A	150	105	60	60	60
	<b>Total General and Accounting</b>	<b>\$9,948</b>	<b>\$9,960</b>	<b>\$9,770</b>	<b>\$9,743</b>	<b>\$9,965</b>
	Maintenance					
8320	Repairs	\$750	\$1,105	\$750	\$750	\$450
9025	Ground New and Replacements	500	1182	0	0	0
9035	Grounds maintenance other	2500	1150	500	1100	1100
9200	Pond Maintenance	3500	3990	3650	3990	3990
9260	Sign maintenance	150	0	100	0	100
	<b>Total Maintenance</b>	<b>\$7,400</b>	<b>\$7,427</b>	<b>\$5,000</b>	<b>\$5,840</b>	<b>\$5,640</b>
	Contract Expenses					
9610	Landscaping Contract	\$14,989	\$16,234	\$8,936	\$8,936	\$8,936
	total contract services	\$14,989	\$16,234	\$8,936	\$8,936	\$8,936
	<b>total of operating expenses</b>	<b>\$32,337</b>	<b>\$33,621</b>	<b>\$23,706</b>	<b>\$24,519</b>	<b>\$24,541</b>
	<b>Income</b>	<b>\$37,813</b>	<b>\$36,594</b>	<b>\$46,444</b>	<b>\$45,691</b>	<b>\$45,609</b>
	<b>Reserve Expenses</b>					
9967	Sectional replacement concrete spillway	0	0	2500	2500	0
9972	Sediment Mapping	0	0	0	0	6000
9981	Entrance Sign/New Gates	\$0	\$0	\$0	\$0	\$0
9985	Drainage system improvement	\$0	\$966	\$2,500	\$5,560	\$0
9986	Pond Maintenance/Repairs	50,000	88,017	0	0	25,000
9991	Dam Maintenance	2,000	0	0	0	0
	<b>reserve expense total</b>	<b>\$52,000</b>	<b>\$88,983</b>	<b>\$5,000</b>	<b>\$8,060</b>	<b>\$31,000</b>
	<b>total of all expenses</b>	<b>\$84,337</b>	<b>\$122,604</b>	<b>\$28,706</b>	<b>\$32,579</b>	<b>\$55,541</b>
	<b>income after all expenses</b>	<b>(\$14,187)</b>	<b>(\$52,389)</b>	<b>\$41,444</b>	<b>\$37,631</b>	<b>\$14,609</b>

# JAMES LANDING PROPERTY OWNERS ASSOCIATION

P.O. BOX 16325 HIGH POINT NC 27261

## GENERAL PROXY

KNOW ALL MEN BY THESE PRESENT that the undersigned, being a member of the James Landing Property Owners Association, High Point, North Carolina, a non-profit corporation, does hereby constitute and appoint \_\_\_\_\_ true and lawful, the power of attorney, agent, and proxy of the undersigned, with power of substitution for and in the name, place and instead of the undersigned, to vote on my behalf, at the Annual meeting of the James Landing Property Owners Association, on December 4, 2019 or a substitute meeting if a quorum is not met on December 4, 2019 to transact any and all business in the name of the undersigned that may come before any such meeting, including the election of Directors or any election.

THIS PROXY shall be deemed to be valid for only the meeting called on December 4, 2019 or a substitute meeting if a quorum is not met on December 4, 2019 unless revoked in writing with the Secretary of the Board of Directors. ALL FORMER PROXIES given by me are hereby revoked.

\_\_\_\_\_ I hereby expressly authorize my proxy to be used to establish a quorum only.

\_\_\_\_\_ I hereby expressly authorize my proxy to use his/her best judgment in exercising my vote on any and all matters which may come before the meeting to the full extent and with all powers which the undersigned would possess if personally present, without restriction.

The undersigned hereby ratifies and confirms any and all acts and things that said proxy may do or cause to be done in the premises, whether at said meeting or at any change, adjournment of continuation thereof and hereby revokes all prior proxies heretofore executed.

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_