



Website: [ArrowCreek-HOA.com](http://ArrowCreek-HOA.com); Email: [acservice@associasn.com](mailto:acservice@associasn.com)

Date: 11/10/17

## NOTICE

### ARROWCREEK HOA

### ANNUAL MEETING OF THE MEMBERS, ELECTION & BUDGET RATIFICATION

Dear ArrowCreek Homeowner:

Notice is hereby given that the Annual Meeting of the Members, Election of Directors and Budget Ratification of the ArrowCreek Homeowners Association will be held as follows:

**Date:** TUESDAY, DECEMBER 5, 2017  
**Time:** Ballot Counting - 10:00 AM; Annual Members Meeting - 6:00 PM  
**Location:** ACHOA Residents Club - 2900 ArrowCreek Parkway

The purpose of this meeting is to approve the minutes of last year's meeting, to review financial information of the Association, to ratify the budgets, to hear Director, Committee and Staff reports, and to announce the results of the election to the Board of Directors. Please note, the draft 2016 annual minutes, the 2016 approved audit, the 2018 full reserve study and the 2018 Operating & Reserve Budgets, together with other HOA information, are posted on the Association's website at [www.arrowcreek-hoa.com](http://www.arrowcreek-hoa.com). Hard copies can also be requested through Associa Sierra North. Draft minutes of the 2017 Annual Members Meeting will be available within 30 days of the date of the meeting and will be posted on the website.

### PLEASE SEND IN YOUR BOARD OF DIRECTORS ELECTION VOTE!

Board of Director election ballots were US mailed to all owners on November 2, 2017. If you did not receive an election ballot please email [ACservice@associasn.com](mailto:ACservice@associasn.com), or call Associa Sierra North at 775-626-7333.

There are four (4) open board seats. The outgoing board members are Bob Kirtley, Robert McDonald, Dave Steele and Robin Rakusin. There are seven (7) candidates running for the four open positions: Bob Kirtley, Peter Linstroth, Morgan White, Robert McDonald, Sam Reagle, Jim Keller and Kurt Bickel. The deadline to return your election ballot is Monday, December 4, 2017, 5:00 PM. Ballots will not be accepted the day of the meeting, so please send in your vote in time to be counted! The annual *Meet the Candidates Night* is scheduled for Tuesday, November 14, 2017, 6-7:30 PM at the Residents Center.

ADDITIONAL ENCLOSURES WITH IN THIS MAILING: 1) Annual Members Meeting Agenda for December 5, 2017, 2) Board Meeting Agendas for both prior to, and after, the Members Meeting, 3) 2018 Operating and Reserve Budget Summaries, and, 4) Reserve Study Component Report. Please note that the updated Collection Policy with Fee Schedule was previously mailed on September 15, 2017. The ACHOA Rules & Regulations with Violation Fine Schedule are being reviewed by the board for revisions and will be sent to all Owners when completed. All these documents are posted on the [www.arrowcreek-hoa.com](http://www.arrowcreek-hoa.com) website.

**2018 BUDGET & ASSESSMENT INCREASE:** The Board of Directors adopted the enclosed budgets for 2018 on November 7, 2017. **There is a \$20.00 per month per lot increase to the regular monthly assessment; from \$218 to \$238 per month per lot (plus \$5 per month for lots behind an additional sub-gate).**

**BUDGET RATIFICATION:** The Budget Ratification will take place at the Annual Members meeting scheduled for December 5, 2017. Per Article II Section 6 of the ArrowCreek CC&Rs, unless at the meeting, 75% of all voting power of Owners rejects the budget, the budget is ratified whether or not a quorum is present. Unless the budgets are rejected, the enclosed budgets will be considered approved and no further versions will be mailed.

**PAYMENT COUPONS 2018: Payment coupons for 2018 will be mailed in mid-to-late December. Owners who have signed up on the auto debit program will not receive coupons, as the payments are automatic. If you are interested in signing up for the auto debit program, please contact Associa Sierra North to obtain a form. **Assessments are due on the 1<sup>st</sup> of each month.** Payments must be payable to the ArrowCreek HOA and sent to the Association's bank lock box address on the coupon: P.O. Box 63515, Phoenix, AZ 85082-3515. To avoid a late fee of \$25.00, please be sure to allow adequate mailing time for the payment to be received and posted by the 30<sup>th</sup> of the month.**

**NRS DISCLOSURES:** In accordance with NRS 116A.630 this will serve as notice to each owner that the executive board has signed the Real Estate Division form 602 acknowledging they have read and understand to the best of their ability the legal requirements pursuant to the applicable laws and regulations. In accordance with NRS 116.480, this will serve as notice that no member of the executive board has received any gift, gratuity, reward or other item of value in any calendar year that exceeds the sum of \$100.00.

Respectfully Submitted,  
THE ARROWCREEK BOARD OF DIRECTORS  
Bob Kirtley, President; Robin Rakusin, Vice President; Robert McDonald, Secretary;  
Joyce Seelen, Treasurer; and, John Kirsch, Dave Steele and Alan Liebman, Directors



Date: 11/10/17

**ANNUAL MEETING OF THE MEMBERS, ELECTION AND BUDGET RATIFICATION**

The purpose of this notice with agenda is to inform you of the date, time, place and action items of the upcoming scheduled ArrowCreek HOA Annual Meeting of the Members, Election and Budget Ratification. Draft minutes of the meeting will be posted on the [www.arrowcreek-hoa.com](http://www.arrowcreek-hoa.com) website and available to homeowners upon request 30 days after the meeting date (in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter). Note: A unit's owner may record on audiotape or any other means of sound reproduction a meeting of the units' owners if the unit's owner, before recording the meeting, provides notice of his or her intent to record the meeting to the other units' owners who are in attendance at the meeting.

**Date:** TUESDAY, DECEMBER 5 2017  
**Time:** BALLOT COUNTING - 10:00 AM; ANNUAL MEMBERS MEETING - 6:00 PM  
**Location:** ACHOA RESIDENTS CLUB - 2900 ArrowCreek Parkway

**AGENDA**

1. CALL TO ORDER FOR BALLOT COUNTING: A quorum need not be present for the counting of ballots
2. COUNTING OF THE ELECTION BALLOTS: Appoint volunteers to assist under the supervision of McClintock Accountancy CPA for the counting of ballots
3. RECESS MEETING: Break until 6:00 PM
4. RE-CALL THE MEETING TO ORDER, INTRODUCTIONS AND DETERMINATION OF QUORUM
5. Pledge of Allegiance
6. HOMEOWNER COMMENTS: Owners have the right to speak to the Board. This period is devoted to comments from owners and discussion of those comments. Except in emergencies, no action may be taken upon a matter raised during this portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken later. The Board has the authority to limit the time for individual comments.
7. MINUTES: Approval of the December 6, 2016 Annual Membership Meeting Minutes – Action.
8. FINANCIALS:
  - a) Results of Budget Ratification - Operating and Reserve Budgets for 2018, with a \$20 per lot per month assessment increase. (Per Article II Section 6 of the ArrowCreek CC&Rs, unless at the meeting, 75% of all voting power of Owners rejects the budget, the budget is ratified whether or not a quorum is present.)
  - b) Presentation from Budget & Finance Committee - to include the 2018 Operating & Reserve Budgets (The 2018 budgets and full reserve study are posted at [www.arrowcreek-hoa.com](http://www.arrowcreek-hoa.com). Hard copies are available upon request)
9. REPORTS:
  - a) Board President's Report
  - b) ArrowCreek Staff Reports
  - c) ArrowCreek Committee Reports
10. RESULTS OF THE ELECTION FOR BOARD OF DIRECTORS: Seven (7) candidates are running for four (4) board positions: Bob Kirtley, Peter Linstroth, Morgan White, Robert McDonald, Sam Reagle, Jim Keller & Kurt Bickel. The ballots will be counted by McClintock Accountancy. In accordance with NRS 116A.630 this will serve as notice that each owner elected to the executive board will sign the Real Estate Division form 602 acknowledging they have read and understand to the best of their ability the legal requirements pursuant to the applicable laws and regulations.
11. ADJOURNMENT: (Following the annual meeting the newly elected Board of Directors will hold a Board meeting for the selection of officers and scheduling of 2018 meeting dates)