

**VILLAGE AT TINKER CREEK HOMEOWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING**

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**Hall Associates, Inc. – Managing Agent – (540) 982-0011**

**P O Box 20468, Roanoke, VA 24018**

Chrissy Greene – V.P. of Association of Association Management – [cgreene@hallassociatesinc.com](mailto:cgreene@hallassociatesinc.com)

Amanda St. Clair – Community Association Manager – [astclair@hallassociatesinc.com](mailto:astclair@hallassociatesinc.com)

**December 13, 2024 at 10:00 AM – Clubhouse – 6101 Plantation Circle**

1. DETERMINE QUORUM AND CALL TO ORDER
2. APPOINTMENT OF OFFICERS AND TERMS
3. APPROVAL OF MINUTES FROM PREVIOUS MEETING
  - September 5, 2024 meeting minutes
4. FINANCIAL REPORTS
  - Through November 30, 2024
  - Approval of 2025 Budget – no dues increase for 2025
5. COMMITTEE REPORTS
  - APPOINTMENT OF COMMITTEES AND COMMITTEE CHAIRS
    - Community Engagement Committee (formerly Social Committee)
    - Clubhouse Committee
    - Landscape/Pond/Park Committee
    - Architectural Review Committee
    - Communication Committee
6. NEW BUSINESS
  - Transition Update and Board Training
  - Assignment of streets to each Board member to serve as initial contact for concerns
  - Work orders – should be submitted in writing
  - Management responsibilities
7. OLD BUSINESS
  - Reminder of Website – [www.vatcreekhoa.com](http://www.vatcreekhoa.com)
8. OWNERS' FORUM

*Any owner may speak on any subject to the Board during the 15-minute owner's forum.*
9. DATE, TIME & LOCATION OF NEXT MEETING
  - Set meeting schedule for 2025
10. EXECUTIVE SESSION
11. ADJOURNMENT

**VATC 2025 Budget Final**

	<b>2025</b>	<b>2024</b>
<b>INCOME</b>		
Association Dues	\$256,392.00	\$240,480.00
Clubhouse Reservations	\$2,760.00	\$2,760.00
<b>TOTAL INCOME</b>	<b>\$259,152.00</b>	<b>\$243,240.00</b>
<b>OTHER INCOME</b>		
Late Fee	\$300.00	\$300.00
Legal Fees Income	\$900.00	\$900.00
<b>TOTAL OTHER INCOME</b>	<b>\$1,200.00</b>	<b>\$1,200.00</b>
<b>TOTAL REVENUE</b>	<b>\$260,352.00</b>	<b>\$244,440.00</b>
<b>EXPENSES</b>		
Repairs & Maintenance	\$2,640.00	\$3,060.00
Snow Removal	\$3,049.00	\$3,401.00
Grounds Maintenance	\$127,814.00	\$116,400.00
Pond Maintenance	\$4,000.00	\$6,180.00
Landscaping Misc.	\$7,500.00	\$7,500.00
Electricity Clubhouse	\$3,252.00	\$1,920.00
Gas Clubhouse	\$1,350.00	\$1,797.00
Repairs and Maintenance Clubhouse	\$2,160.00	\$1,800.00
Exterminating Clubhouse	\$360.00	\$420.00
Cleaning Services Clubhouse	\$2,040.00	\$1,980.00
Interior Supplies Clubhouse	\$180.00	\$174.00
Exterior Supplies Clubhouse	\$100.00	\$60.00
Security	\$1,680.00	\$1,404.00
Electricity	\$7,128.00	\$6,204.00
Management Fees	\$29,760.00	\$28,458.00
Committee Expenses	\$3,000.00	\$960.00
Insurance	\$2,862.00	\$2,538.00
Bank Charges	\$144.00	\$144.00
Register/Annual Report	\$105.00	\$105.00
Legal Fees	\$2,400.00	\$1,200.00
Tax Return-Review	\$440.00	\$415.00
Copies, Mailings, Postage	\$1,500.00	\$1,080.00
Capital Reserve HOA	\$48,000.00	\$44,700.00
Operating Reserve HOA	\$8,888.00	\$12,540.00
<b>TOTAL OPERATING EXPENSES</b>	<b>\$260,352.00</b>	<b>\$244,440.00</b>
<b>NET INCOME</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Single Family Homes: \$135 per month**

**Townhomes: \$111 per month**

Based on 141 single family homes and 21 townhomes.

**BASED ON DUES REMAINING THE SAME IN 2025**