

The annual meeting of the Creekwood Crossing Homeowner's Association was held on March 10, 2015 at 7:00pm at the Pilgrim Lutheran School on Bette Dr.

Treasurer's Report – Sue Steinkraus sos-org@wi.rr.com 262-790-2777

See 2014 Expenses Report mailed with meeting notice

Budget for 2015 is similar but with more legal expenses anticipated due to ongoing litigation regarding the removal of an outbuilding at a home on Whitetail Run.

Estimated amount of dues to be collected: \$45,900

Bank balances as of 2/28/2015

Checking Associated Bank	\$4,329.63
Money Market Associated Bank	\$13,503.94

Ponds and Landscaping – Al Blau could not attend due to illness. He continues to repair the fences along Pilgrim Road. We have renewed our maintenance contracts with Wisconsin Lake and Pond Resource, LLC and Total Lawn Care, LLC.

Compliance Issues – Troy Wagner

The board must enforce the deed restrictions or risk losing the authority to do so.

Regarding the litigation over the outbuilding on Whitetail Run, our attorney has scheduled the taking of depositions. If/when we go to trial, besides getting the outbuilding removed we hope to recover all of our legal expenses.

The meeting was adjourned at 8:15pm.

2014 EXPENSES	CREEKWOOD CROSSING H.O.A.							
First Associated Insurance	lien filing expenses	Fencepost repair (Al Blau)	Postage and office supplies	The Schroeder Group Law Offices	Total Lawn Care	WE Energies	Wis Lake and Pond Resource LLC	World Class Outdoor Lighting
\$2,703.00	\$22.98	\$736.00	\$98.00	\$2,110.00	\$2,205.79	\$25.02	\$1,278.45	\$745.00
	\$5.00	\$213.00		\$446.00	\$1,757.27	\$370.17	\$705.00	\$700.00
				\$567.00	\$2,205.79	\$560.04	\$1,859.98	
				\$2,685.14	\$2,205.79	\$536.23	\$3,480.73	
				\$1,017.24	\$2,205.79	\$574.65	\$823.75	
				\$276.00		\$487.98	\$2,050.31	
				\$2,089.00		\$551.71	\$631.25	
				\$695.00		\$225.80	\$1,661.01	
				\$105.00		\$34.61	\$2,242.21	
						\$43.07	\$450.00	
						\$57.27	\$2,137.83	
						\$61.05		
\$2,703.00	\$27.98	\$949.00	\$98.00	\$9,990.38	\$10,580.43	\$3,527.60	\$17,320.52	\$1,445.00

\$46,641.91

2014 INCOME								
Dues collected	Interest earned			\$38,232.96				
\$8,680.00	\$19.12			\$46,641.91				
\$1,850.00	\$1.30			(\$8,408.95)	Net Cash Outflow			
\$2,135.00								
\$3,700.00								
\$5,735.00								
\$185.00				ASSETS		as of December 31, 2014		
\$5,180.00				Checking account			\$6,998.98	
\$6,020.00				Money Market account			\$13,571.22	
\$945.00				Total			\$20,570.20	
\$2,537.00								
\$1,014.80				LIABILITIES				
\$230.74				The association has no debts other than current payables to the vendors listed in the Expenses section.				
\$38,212.54	\$20.42	\$38,232.96						

Treasurer's Note: Our expenses exceeded our income in 2014 primarily because of legal expenses in connection with our enforcement action against the homeowners at N53 W16353 Whitetail Run. They have refused to remove an outbuilding which is in violation of our deed restrictions.

Meeting Notice



Homeowner's Association Annual Dues Invoice

Amount Due: \$225.00

For the period 4/1/2015 to 3/31/2016

Due date: April 30, 2015

Please remit to:

Creekwood Crossing HOA

N53 W15690 Creekwood Crossing Blvd

Menomonee Falls, WI 53051

*Please put your Creekwood Crossing address on your check
\$25 late fee after April 30th, plus 1% per month for every month overdue (12% APR)
Your cancelled check is your receipt*

Our annual meeting will be held on

Tuesday, March 10th at 7:00pm

Pilgrim Lutheran School Gymnasium

W156N5436 Bette Drive

Please see 2014 Expenses and Income statement prepared by Sue Steinkraus, Acting Treasurer
The CCHOA board wishes to thank Rebecca Turley of First Weber Realty for mailing this notice.