

DEEP RIVER VILLAS ASSOCIATION

PO BOX 16132 Greensboro, N.C. 27416

UPDATE ON THE START TIME OF THE 2025 ANNUAL MEETING

ANNUAL MEETING Monday November 24th, 2025

According to the provisions of Article iv, Section 1, of the By-Laws for the Deep River Villas Association Inc., notice is hereby given that the Annual Members' Meeting will be held on **Monday November 24th, 2025, the meeting will start at 6 pm, in the Morgan Room of the High Point Public Library, 901 North Main Street High Point, NC.**

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The purpose of this meeting will be to discuss the status of the community along with the review of our 2025 community expenses and the presentation of the 2026 budget.

Please note that the 2026 budget will, by the asking of the community treasurer, be ratified by the membership.

There will also be the election of two (2) community members to serve on the Board of Directors for the term of two (2) years. Nominations for these volunteers will be accepted from the members in attendance. Prior to the meeting, those interested owners who have the time to serve in this volunteer position are encouraged to contact our manager Ronnie Gleason at Golden Property Management to have their name placed on this year's ballot; Golden Property Management can be reached via e-mail at Goldenpropmang@gmail.com. If an owner would like to give a neighbor their proxy to vote on their behalf then the proxy form will need to be e-mailed to Goldenpropmang@gmail.com for the proxy to be considered valid. No walk in proxy's will be accepted at the meeting.

Please note that the presence at this meeting will require one-tenth of Association Members either in person or via proxy shall constitute a quorum necessary to conduct this meeting. ***If you will not be able to attend this meeting*** we ask that you please sign and return the enclosed proxy form to the Deep River Villas Association Inc. through the U.S. Mail to P.O. Box 16132 Greensboro N.C. 27416 or through e-mail to Goldenpropmang@gmail.com. If you have sent in your proxy form but then will be able to attend the meeting, your proxy form will be returned to you when you sign in at the meeting.

We look forward to meeting with you on November 24th, 2025

Sincerely,

The Deep River Villas Association Board of Directors

Mike Senkier – President

Monty Badder – Treasurer

Jamillah Nelson- Director

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GENERAL PROXY

KNOW ALL MEN BY THESE PRESENT that the undersigned, being an owner of the Deep River Villas HOA Inc., 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 Deep River Villas HOA Inc., on November 24th, 2025 or a substitute meeting if a quorum is not met on November 24th, 2025 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 only for the meeting called on November 24th, 2025, or a substitute meeting if a quorum is not met on November 24th, 2025, all proxies have to be mailed or e-mailed to Golden Property Management to be valid 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 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 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: _____

	A	B	AM	AN	AO	AQ	AR
1		Deep River Villas					
2		2026 BUDGET					
3		137 units @ \$123 per month = \$202,212					
4			Budget	anticipated	Budget	Budget	Budget
5			2024	2024	2025	2025	2026
6		Income					
7	6310	Assessments	\$153,287	\$153,287	\$156,180	\$156,180	\$196,212
8	6311	Capital reserve assessments	\$14,400	\$14,400	\$27,948	\$27,948	\$6,000
9	6340	Late fees collected	0	0	0	0	0
10	6911	Interest MMR	1,500	1,500	1,500	1,500	250
11	6912	Interest Income CD	0	4,000	6,000	6,000	3,000
12		total income	\$169,187	\$173,187	\$191,628	\$191,628	\$205,462
13		Expenses					
14		General & Admin.					
15	7010	Management Fee	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200
16	5010	Accounting Fees					\$900
17	7140	Audit Fees/Tax filing	950	175	950	950	950
18	7160	Legal	500	5,800	500	500	500
19	7260	Postage	300	500	400	400	400
20	7280	Property Insurance	1,400	1,154	1,200	1,200	1,200
21	7320	Office Supplies	750	600	600	600	600
22	7500	Resident Activities	200	383	200	200	200
23	7505	Website	0	342	480	480	480
24	7890	General & Admin.	500	550	500	500	500
25		Roof Loan					75,900
26	7895	Loan to be paid back	24,168	24,168	24,168	24,168	
27		Total General & Admin.	\$41,968	\$46,872	\$42,198	\$42,198	\$94,830
28		Building Expenses					
29	8320	Repairs/Building/Maintenance Repairs	\$12,300	\$8,000	\$9,000	\$9,000	\$9,000
30	8330	Roofing repairs	\$2,000	\$5,000	\$7,000	\$7,000	
31		Total Building	\$14,300	\$13,000	\$16,000	\$16,000	\$9,000
32		Utilities					
33	8910	Electricity	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000
34	9050	Trash services	\$9,000	\$8,500	\$9,000	\$9,000	\$9,000
35		Total Utilities	\$22,000	\$21,500	\$22,000	\$22,000	\$22,000
36		Maintenance					
37	9010	Tree Removal	\$2,000	\$0	\$1,000	\$1,000	\$1,000
38	9020	Pine Needles	8,000	8,000	8,000	8,000	8,000
39	9025	Grounds new and replacements	750	0	500	500	500
40	9030	Painting	0	0	0	0	0
41	9035	Grounds Maintenance other	3,800	0	0	0	0
42	9040	Pressure Washing	0	5,000	5,000	5,000	5,000
43	9045	Snow Removal	500	500	500	500	500
44	9110	Irrigation maintenance	0	436	450	450	450
45	9095	Insect Spraying	4,700	4,500	4,500	4,500	4,500
46	9190	Electrical Repairs	0	0	0	0	0
47	9200	Pond Maintenance	0	0	0	0	0
48	9260	Sign Maintenance	600	0	300	300	
49	9585	Gutter Repairs/Cleaning	3,500	4,500	4,500	4,500	4,500
50		Total Maintenance	\$23,850	\$22,936	\$24,750	\$24,750	\$24,450
51		Contract Services					
52	9610	Grounds Maintenance contract	\$44,544	\$44,544	\$44,544	\$44,544	\$44,544
53		Total Contract Services	\$44,544	\$44,544	\$44,544	\$44,544	\$44,544
54		Total operating expenses	\$146,662	\$146,662	\$149,492	\$149,492	\$194,824
55		Operating Income over costs	\$6,625	\$6,625	\$6,688	\$6,688	\$1,388
56		Reserve Expenses					
57	9960	Roofs	0	0	50,000	50,000	
58	9590	Gutter additions or replacement	0	0	0	0	0
59	9965	Pressure Wash/Painting	0	0	0	0	0
60	9970	Siding repair or replacement	0	0	0	0	0
61	9984	Mailbox repair/replacement	0	0	0	0	0
62	9985	Drainage Improvements	0	0	0	0	0
63	9967	Shrub replacement	0	0	0	0	0
64	9995	Perimeter/Privacy fence staining	0	0	34,000	34,000	0
65	9990	Entrance sign improvements	0	0	0	0	0
66		Total Capital Expenses	\$0	\$0	\$84,000	\$84,000	\$0
67		Expenses minus contribution of capital	\$14,400	\$14,400	-\$56,052	-\$56,052	\$6,000
68		Total of All Expenses	\$146,662	\$146,662	\$233,492	\$233,492	\$194,824
69		net gain (loss) to reserves	\$22,525	\$26,525	-\$41,864	-\$41,864	\$10,638