

Notice of Annual Meeting

Creekside Cabaña Club

11/18/2015 at 7:30 p.m.

This is a notice for the annual meeting of the Creekside Cabaña Club at which time we will vote on the proposed budget and the election of board members and officers. Please return the proxy card or plan on attending the meeting, which will be held in the clubhouse.

We are proposing that the annual dues be increased to \$300 per year. These dues have not been raised for the past 15 years which was accomplished by maximizing other sources of income, managing our annual expenses and spreading out our capital improvement projects. Some of the major projects completed since 2001 were as follows: 1) Replacing the roofs and clubhouse floor 2) Installing dual pane windows, new light fixtures in the clubhouse, a new furnace and water heater, and new pool heaters, pumps and filters 3) Painting the inside and outside of both buildings and re-plastering the swimming pools 4) Adding new stairs in the racing pool and new concrete decks 5) Rebuilding the brick barbecue, building a new pump room and purchasing new lounge chairs. However, since 2001 our basic operating expenses have increased. The utility rates for water, gas and electricity as well as the cost for employees have gone up. The current minimum wage in San Jose is \$10.30 per hour compared to \$6.25 per hour in 2001. In coming to this decision, we have also looked at our other sources of income. We have already raised rental fees, party fees, and guest fees as well as increased the number of associate memberships we sell on an annual basis. While this additional income has helped us delay an increase to our dues, ultimately our HOA dues have not kept pace with inflation. Moreover, most of our annual budget is consumed by our operating expenses and we have not been able to maintain an adequate reserve fund for any necessary future repairs and replacement of our capital assets.

2016 Proposed Budget

Account	Proposed Budget 2016
Income Assessments	
Members	\$133,200
Associate Members	\$41,600
<i>Subtotal Assessments</i>	<i>\$174,800</i>
Other Income	
Concessions	\$5,500
Guest Fees	\$8,000
Interest	\$50
Miscellaneous	\$1,500
Rental	\$34,000
Swim Lessons	\$17,000
Swim Team Coach Reimbursement	\$17,500
<i>Subtotal Other Income</i>	<i>\$83,550</i>
Total Income	\$258,350
Expenses	
Employee Compensation	
Pools and Club House Staff	\$104,900
<i>Sub Total</i>	<i>\$104,900</i>
Utilities	
Garbage	\$5,000
PG&E	\$16,500
Telephone	\$3,000
Water	\$7,000
<i>Sub Total</i>	<i>\$31,500</i>

Services	
Accounting	\$9,000
Janitorial	\$3,000
Landscaping	\$9,800
Legal	\$500
<i>Sub Total</i>	<i>\$22,300</i>
Supplies	
Cleaning	\$1,500
Pools	\$24,000
Misc Supplies	\$1,000
<i>Sub Total</i>	<i>\$26,500</i>
Maintenance / Repair	
Buildings & Grounds	\$8,000
Pools	\$5,000
<i>Sub Total</i>	<i>\$13,000</i>
Administrative	
Activities	\$1,500
Snack Bar (concessions)	\$3,700
Assessment Refunds	0
Rental Deposit Refund	\$11,000
Chronicle	\$8,000
Insurance	\$17,000
Misc Office	\$1,500
Taxes / License	\$13,000
<i>Sub Total</i>	<i>\$55,700</i>
Reserves	\$4,450
Total Expenses	\$258,350