

**Minutes of the Annual Members' Meeting
Jordan Springs Two Homeowners Association
Thursday, January 12, 2023**

Location: Middle Tyger Library, Duncan, SC

This January 12, 2023 meeting was held to replace the 2022 Annual Members' Meeting which had been scheduled for December 6, 2022.

The meeting was called to order at 6:30 pm. The only Board Member present was the 2022 Treasurer, Jose Santiago. Jose explained that all of the other Board Members--Steve Novak, President; Bryant Taylor, Vice-president; and Shannon Adair, Secretary—had resigned in November and December of 2022, prior to the meeting which had been scheduled for December 6th. Due to these resignations, no business was conducted at the December 6th meeting. Instead, a second Election Ballot was to be mailed to each homeowner to provide opportunity for anyone willing to volunteer as a nominee for any of the three positions to do so. Only three homeowners responded: Jose Santiago for President; Kim Karaszewski for Vice-president; and Delores Baxter for Secretary/Treasurer. This January 12, 2023, Members' Meeting was then scheduled to replace the December 2022 meeting and to elect officers for the 2023 year.

Also, In attendance at the January 12, 2023, meeting were the following homeowners: Aracelis Santiago, Bruce and Kim Karaszewski, Delores Baxter, Stephen and Sandra Spanitz, Kenneth Brooks, Christina Monroy, and Joseph Andrukiewicz.

The following homeowner concerns were discussed and were placed under consideration. No votes were taken.

Cost of and contracting for entrance lawn maintenance
Current bank balance, typical annual expenses, possibility of lowering annual assessment
Possibilities available for legal representation if ever needed
How to report concerns with confidentiality and without personal exposure to retaliation or harassment
Procedure necessary for making appearance changes to houses
Methods of communication between the board and the homeowners
Possibility of establishing a website to facilitate communication within the HOA
Length of term for board members

There was one homeowner motion.

Joseph Andrukiewicz made a motion that residents be allowed to redo their houses in accordance with the original plans specified in the construction of the home whether it be brick, stone, or vinyl. There was no Second to the motion.

Kim Karaszewski provided the phone number (864 303-4846) of R&R Builders owner, Roland Sepppala, and agreed to try and contact him to determine whether the above motion was in accordance with the original plans.

Nominations were made and a vote was taken for new officers.

Office	Motion	Second
President—Jose Santiago	Sandra Spanitz	Aracelis Santiago
Vice-president—Kim Karaszewski	Steve Spanitz	Kenneth Brooks
Secretary/Treasurer—Delores Baxter	Christina Monroy	Bruce Karaszewski

All officers were elected unanimously.

The meeting was adjourned at 7:45 pm.