

Minutes of the Annual Members' Meeting
Jordan Springs Two Homeowners Association
Tuesday, December 5, 2023

Location: Middle Tyger Library, Lyman, South Carolina

The meeting was called to order at 6:30 pm. Nine people, representing seven residences were in attendance. All three board members—Jose Santiago, President; Kim Karaszewski, Vice-president; and Delores Baxter, Secretary/Treasurer—were present. Non-board-member homeowners in attendance included Gary & Sandy Chapman, Steve & Sandy Spanitz, Joe Andrukiewicz, and Kenny Brooks.

The Treasurer's Report for January 1 through November 30, 2023, was read and approved.

The Minutes of the September 12, 2023, Board Meeting were read and approved.

Old Business Discussed

- The change enacted by the board on September 12, 2023, which lowered the 2024 dues from \$140 annually to \$120 with the option to waive \$20 for going paperless
- The possibility of homeowners making out-of-tone changes to the exterior of their residences

New Business Discussed

- The 2024 Budget Proposal
- Lawn maintenance possibilities for the 2024 season
- The election of a Secretary/Treasurer for a three-year term beginning January 1, 2024
- Neighborhood security concerns due to recently reported break-ins and property-tampering

Motions/Nominations Made and Acted Upon

- Ken Brooks made a motion to lower the 2024 dues to \$100 regardless of the method of communication chosen by the homeowner. The motion was seconded, voted upon, and passed.
- Jose Santiago nominated Delores Baxter to serve as Secretary/Treasurer for the 3-year term beginning January 1, 2024. Gary Chapman seconded the nomination. It was voted upon and passed.
- Joe Andrukiwicz made a motion to try and change the Bylaws to allow residents to alter the looks of their houses to improve the appearance of their homes within new guidelines to be determined. Ken Brooks seconded the motion. The motion passed with one "No" vote.

Activities Assigned

- Delores Baxter is to send letters informing residents of the change in the 2024 dues and to present communication preferences for selection (email/USmail).
- Delores Baxter is to discuss 2024 lawn maintenance possibilities with Amanda Bennett.

The meeting was adjourned at 7:40 pm.