

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
January 7, 2013

Location: Middle Tyger Library

The meeting was called to order at 6:30 pm. In attendance were Board Members Matt Ray, Howard Brockner, & Paul Huber. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of November 30th, 2012.

Homeowner Concerns

No individual homeowner concerns were raised during the meeting.

Regular Meeting of the Board of Directors

Minutes of Previous Meeting

The members of the Board were given minutes of the November 13th, 2012 Board of Directors Meeting prior to the present meeting to review. The minutes were accepted and approved as submitted and they will, as usual, be made available for homeowners to review upon request.

Old Business

Street Maintenance

Paul Huber reported that he had been in touch with John Ravan, Director of Spartanburg Roads and Highway Maintenance and informed him of the concern we have relating to the cracking conditions in the four tenths of a mile of roads in our development. Specifically, he expressed that our roads have many cracks and although they are not presently that wide so as to require resurfacing, they are serious enough to suspect that without some preventative treatment serious problems might soon develop. Mr. Ravan indicated that the County is presently working with several contractors to determine if some satisfactory solution can be achieved to seal the cracks and thus prolong the life of the road material. However, he stated that repair or resurface decisions are determined based on a three year rotating inspection system conducted by the County on an ongoing basis not on requests made by homeowner associations. He indicated that there are no funds in the budget for the current year but that funds will be requested in the budget year beginning July 1, 2013. Paul stated that he will keep in touch with Mr. Ravan and advise the Board of any changes.

A second item under Street Maintenance was the suggestion to use weed killer on the vegetation that grows between the edge of the road and the concrete borders as weeds growing up in this separation are causing the asphalt to erode. It was voted to get prices to treat this in early Spring for the entire neighborhood so as to prevent further deterioration of the roads.

Foreclosures and Abandonments

Paul Huber reported that there were currently two foreclosed and abandoned houses in the neighborhood (261 and 262 Jordan Springs Dr.) and four houses for sale and that he would continue to work directly with the respective banks and realtors and advise the Board of any changes.

Treasurer's Report

Matt Ray presented the Treasurer's Report as of December 30, 2012 as follows:

November 25, 2012 Operating Balance	\$4,964.27
Income	0.00
Expenses	<u>266.71</u>
Operating Surplus (Deficit) For December	\$(266.71)
Operating Balance @ 12/30/12	\$4,697.56
Prepaid 2013 Homeowner Dues	\$2,650.00
Available Funds @ 12/30/12	\$7,347.56

Matt reported that 20 of the total 38 Homeowners had prepaid their 2013 dues as of December 31, 2012 and last year 25 Homeowners had prepaid their 2012 dues as of December 31st, 2011. The Board voted to continue the practice of giving delinquent homeowners one additional letter in February and then leining those who remain delinquent as of March 1st 2013

The full report was read and approved as submitted.

New Business

Election of Homeowner to Fill Open Vice President/Secretary's Seat on 2013 Board of Directors

Paul Huber reviewed the fact that a letter was delivered to every homeowner in November inviting them to volunteer as a candidate for election to the open seat on the 2013 Board of Directors and to present themselves to the community at the January 7th meeting prior to a final vote of the candidates who presented themselves for office. Only one member of the community, Howard Brockner volunteered by returning the Nomination Form by the December 17th, 2012 deadline and no additional homeowners appeared at the January 7, 2013 meeting to announce their candidacy. Howard committed to serve the community by actively enforcing the original Covenants, governing within the terms of the Jordan Springs II Articles of Incorporation, Covenants and By-Laws and operating within the limits of the approved 2013 Approved Budget.

As there were no other candidates presenting themselves for office, the Board voted unanimously to approve Howard to fill the open Vice President's slot subject to final confirmation at the January 28th, 2013 Annual Meeting of Members. By doing this the homeowners were saved some \$75-100.00 in balloting expenses as the position was unopposed.

The next meeting of the Board and the Annual Meeting of Members will be held on Monday, January 28, 2012 at 6:30 pm at the Middle Tyger Branch Library.

There being no further business, the meeting was adjourned at 6:55 pm.

Respectfully submitted by,

Howard Brockner
Vice President/Secretary

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors and Annual Meeting of Members
January 28th, 2013

Location: Middle Tyger Library

The meeting was called to order at 6:35 pm. In attendance were Board Members Howard Brockner, Paul Huber and Mathew Ray and homeowners Steve Spanitz, Sandy Spanitz, C.K Owens, Elizabeth Huber, Allen Davis and Ericka Davis. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of November 30th, 2012 and a meeting announcement sign was placed at the entrance to the community the Friday before the meeting. Also Randy McGwinn representing Hinson Management Company was in attendance to answer any questions and address any issues.

Homeowner Concerns

No individual homeowner concerns were raised during the meeting.

Annual Meeting of Members

Minutes for Previous Meetings

Howard Brockner read the minutes for the February 6, 2012 Annual Meeting of Members and the January 7, 2013 Meeting of the Board of Directors. The minutes for both meetings were approved unanimously and will be made available for homeowners to review upon request.

Old Business

Street Maintenance

Paul Huber reported that he will continue to work with Mr. Ravan of Spartanburg Roads and Bridges to see what action the County is proposing in their budget for the year beginning July 2013. He further stated that he will continue to pursue some preventive action by the County prior to July to deal with the cracks in our roads on an interim basis but expects little help before July as the County presently has no money in the current budget for such preventive action.

Foreclosures and Abandonments

Paul Huber reported that at this time there is only one foreclosure/abandonment and four houses for sale in the community which is an improvement over the past year's situation. He stated that the Board will continue work with the banks and realtors to monitor and deal with home occupancy accordingly in order to maintain neighborhood curb appeal and resulting property values.

Treasurer's Report

Treasurer, Matt Ray reported the following:

The Treasurer's Report for January 25, 2013

Previous Balance as of December 31, 2012 - \$7,347.56

Revenue - \$1,190.00

Expenses - \$266.88

Operating Surplus for January - \$923.12

Funds at January 25, 2013 - \$8,270.68

Actual Total 2012 Revenue and Expenses vrs 2012 Approved Budget

See attached detail

Collection of 2013 and 2012 Homeowner Assessments

Matt reported that as of January 30th, 2013, 29 of the total 38 homeowners have paid their dues for 2013 which is the same number that were paid as of January 30th, 2012. All dues and fees, for all properties for all years since the formation of Jordan Springs Homeowners Association been collected with the exception of one home which has been delinquent for the last two years and is in foreclosure with the property under lien.

The full reports were approved as presented and are available for homeowners to review upon request.

New Business

2012 Board of Director Elections

It was pointed out that while every homeowner was presented with a written form to volunteer to run for the 2013 Board for three years, only one homeowner, Howard Brockner volunteered. Howard was voted to a three year term on the Board unanimously.

Milage Allowance for President's Automobile Usage

Paul Huber reported that the Board had approved mileage allowance at the IRS rate for his three hundred and fifty to four hundred miles of automobile usage each year but wanted that to be formally voted on at the Annual Meeting so it would be public knowledge. Howard Brockner moved that the President be reimbursed at the respective annual IRS rate of \$.555 per mile, based on Map Quest Mileage for respective receipt documented locations. The motion was seconded by Matt Ray and approved unanimously.


Weed Control At the Edge of Community Roads

Paul Huber reported that as part of our effort to prolong the life of our roads, the Board will be implementing a service to kill the weeds that grow in the space where the asphalt meets the concrete through out the community. This will involve spraying these areas in early Spring and Mid Summer with weed killer and will probably be done by our current lawn service depending on price. This expense should serve to further prolong the life of our roads according to Spartanburg Roads and Bridges at minimal expense which can be done within our present approved budget.

The next meeting of the Board of Directors will be announced as needed through out the year.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted by,



Howard Brockner

Vice President/Secretary

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
November 11, 2013

Location: Middle Tyger Library

The meeting was called to order at 6:30 pm. In attendance were Board Members Paul Huber, Matthew Ray and Steve Spanitz and homeowners C.K Owens and Sandy Spanitz. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of October 14th, 2013.

Homeowner Concerns

No individual homeowner concerns were raised during the meeting.

Regular Meeting of the Board of Directors

Minutes of Previous Meeting

The minutes of the previous meeting, the January 28th, 2013 Annual Meeting of Members were approved as submitted and they will, as usual, be made available for homeowners to review upon request.

Old Business

Foreclosures and Abandonments

Paul Huber reported that there were currently two foreclosed houses in the neighborhood (261 Jordan Springs Dr and 265 Jordan Springs Dr) and no known abandonments.

Street maintenance and Neighborhood curb appeal

The Board determined that due to the environmental control problems encountered last Spring with weed control that the Board Members would do the weed spraying themselves as individual homeowners were exempt from regulations as long as over the counter control products were applied. It was pointed out that in the Spring newsletter emphasis was placed on the importance of each homeowner maintaining the curb appeal of their property in order to maintain property values and desirable quality of life for all property owners

Mail Box repairs/restorations

Paul Huber reported that Spring News Letter again presented the Covenant Restrictions on mail box maintenance and restoration including sources and prices of an individual who will repair and restore our boxes if the homeowners do not wish to do the work themselves.

Restrictive Covenant violations

The Board agreed to send an untagged vehicle violation notice to a homeowner who corrected the same situation earlier in the year.

Treasurer's Report

Matthew Ray presented the Treasurer's Report for October 25, 2013 as follows:

Previous Operating Balance as of September 25, 2013 -	\$5,988.12
Income	00.00
Expenses	<u>267.63</u>
Operating Surplus (Deficit) For October	\$(267.63)
Available Funds 10/25/12	\$5,720.49

Status of Collection of 2013 dues

Matt reported that all homeowners' dues payments were current with the exception of 261 Jordan Springs Dr.

The Treasurer's report was approved as read.

New Business**Rental Property Management**

Paul Huber reported that he had talked with the management of American Homes the owner of 312 Dustin Reed Ct. and had sent them a copy of the Annual Budget and Jordan Springs Restrictive Covenants. The local manager, Susan Watson assured us that any concerns for the rental will be addressed by her personally.

Board Member Election and Annual Meeting Notice

The board agreed that the same procedures will be followed as in prior years thus a letter will be delivered to all homeowners the first week of December announcing the date for the Annual Meeting of Members and inviting any property owner to run for the single vacancy on the Board by submitting their name on the form supplied, returning it to the Secretary by mid December and appearing before the community at the January meeting for consideration in a written ballot by the Annual Meeting of Members the first week in February. The respective due dates will be determined when the calendar is available in late November.

Presentation, Discussion and Vote on the 2014 Budget

The Proposed 2014 Budget Detail Package was delivered to each homeowner the week of October 14th, 2013 along with notification that the homeowner could attend the November 11th, 2013 meeting to vote on the budget in person or submit a ballot attached to the letter. The letter further stated that if the meeting was not attended nor was a completed ballot returned, than the Board would register the homeowner as an absentee approval of the 2014 Budget as presented the Detailed Package. There being no votes against the budget as proposed, the 2014 Proposed Budget was unanimously approved.

The next meeting of the Board will be held the second week in January, at 6:30PM at the Middle Tyger Branch Library for potential Board Member Candidates to present themselves to the community for election consideration at the Annual Meeting of Members during the first week of February.

There being no further business, the meeting was adjourned at 6:50 pm.

Respectfully submitted by,

Steve Spanitz,
Vice President/Secretary