

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
January 4, 2016

Location: Middle Tyger Library

The meeting was called to order at 6:30 pm. In attendance were Board Members Paul Huber, Matt Ray & Steve Spanitz. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of November 23rd, 2015

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 the minutes for the November 16th, 2015 Board of Directors Budget 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

Foreclosures and Abandonments

Paul Huber reported that there were currently no foreclosed or abandoned houses in the neighborhood.

Mail Box Repairs /Restorations

The Board agreed to continue the program of contacting homeowners whose mail boxes were not in compliance with the Jordan Springs Covenants and to further pursue those homeowners who did not comply with legal action..

Front Entrance No Soliciting Sign

The Board further discussed the need to repair or replace the No Soliciting sign at the front entrance. In light of the exorbitance of previous estimates, Steve Spanitz volunteered to see if the sign could be restored and would get back to the Board at the next meeting.

Community News Letter

Paul Huber stated that he would put a Community News Letter together for Board review after the annual meeting which would serve to inform those homeowners not attending the meeting as to the current status of the community.

Treasurer's Report

Matt Ray presented the Treasurer's Report as of December 31, 2015 as follows:

November 24, 2015 Operating Balance	\$6,781.07
Income	0.00
Expenses	<u>270.33</u>
Operating Surplus (Deficit) For December	\$(270.33)
Prepaid 2016 Homeowner Dues	\$2,100.00
Available Funds @ 12/31/15	\$8,610.74

Matt reported that while final numbers were not yet available, collection of 2016 prepaid homeowners fees were about the same as last year at this point.

The full report was read and approved as submitted.

New Business

Election of Homeowner to Fill Open Vice President's Seat on 2016 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 2016 Board of Directors and to present themselves to the community at the January 4th meeting prior to a final vote of the candidates who presented themselves for office. Only one member of the community, Steve Spanitz volunteered by returning the Nomination Form by the December 18th, 2015 deadline and no additional homeowners appeared at the January 4th, 2016 meeting to announce their candidacy. Steve 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 2016 Approved Budget.

As no other candidates presented themselves for office, the Board voted unanimously to approve Steve to fill the open Vice President's slot subject to final confirmation at the February 8th, 2016 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, February 8, 2016 at 6:30 pm at the Middle Tyger Branch Library and will be so posted with a sign at the Jordan Springs entranceway Friday, February 5th through Monday, February 8.

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

Respectfully submitted by,

Steve Spanitz
Vice President/Secretary

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors and Annual Meeting of Members
February 8th, 2016

Location: Middle Tyger Library

The meeting was called to order at 6:35 pm. In attendance were Board Members Paul Huber, Matthew Ray and Steve Spanitz and homeowner CK Owens. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of November 23rd, 2015 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

Steve Spanitz read the minutes for the February 2, 2015 Annual Meeting of Members and the January 4, 2016 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

Foreclosures and Abandonments

Paul Huber reported that at this time there are no foreclosed/abandoned properties in the community and that the Board will continue work with banks and realtors in the future when and if foreclosures and/or abandonments arise and will deal with them accordingly in order to maintain neighborhood curb appeal and resulting property values.

Street Maintenance

Paul Huber reported that as a result of our continuing work with Spartanburg Roads and Bridges the County had successfully resurfaced our roads in July at no cost to the community and only one day of inconvenience to our homeowners. It was pointed out that the only commitment made by Jordan Springs HOA to Spartanburg County, was to keep the seams between the blacktop and the concrete curb free of weed growth so as to avoid deterioration of the black top and to have the homeowners discontinue blowing their grass cuttings into the street to prevent clogging up our neighborhood drainage system.

Mail Box Repairs and Restorations

The Board agreed to pursue a more active approach to encourage homeowners to keep their mail boxes in good repair and presentation as outlined in the Jordan Springs Statement of Covenants Restrictions in order to maintain the unified and attractive look for our community. To this end letters requesting cooperation will be sent to homeowners whose mail boxes need repair and/or replacement prior to sending final violation notices.

No Soliciting Sign

The Board agreed that despite the fact that we have no legal grounds to prevent soliciting in our community, a replacement for the old sign will be installed when one can be obtained at a more reasonable cost than bids we have received to date in order to present as much discouragement to solicitors as we possibly can.

Community News Letter

In light of the lack of community attendance at the Annual Meeting of Members, the Board agreed to continue the practice of informing homeowners of community issues during the year via the traditional Community News Letter which has been hand delivered to each property owner and mailed to each landlord in past years.

Treasurer's Report

Treasurer, Matt Ray reported the following:

The Treasurer's Report for January 25, 2016

Previous Balance as of December 31, 2015 - \$8,610.74

Revenue - \$1,540.00

Expenses - \$270.33

Operating Surplus for January - \$1,269.67

Funds at January 25, 2016 - \$9,880.41

Actual Total 2015 Revenue and Expenses vrs 2015 Approved Budget

See attached detail

Collection of 2016 and 2015 Homeowner Assessments

Matt reported that as of January 30th, 2016, 29 of the total 38 homeowners have paid their dues for 2016 and 27 were paid as of January 30th last year. All dues and fees, for all properties for all prior years since the formation of Jordan Springs Homeowners Association been collected

IRS 2013 1120H

Matt reported that all required 2014 IRS filings had been completed and submitted on time.

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

New Business

2016 Board of Director Elections

It was pointed out that while every homeowner was presented with a written form the week of November 23, 2015 to volunteer to run for the 2016 Board for three years, only one homeowner, Steve Spanitz, volunteered and was voted in unanimously.

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 7:40 pm.

Respectfully submitted by,

Steve Spanitz
Vice President/Secretary

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
November 7, 2016

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. No homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of October 14th, 2016.

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 February 8th, 2016 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 currently there were two houses up for sale in the neighborhood and no foreclosures or abandonments.

Mail Box repairs/restorations

The Board restated its commitment to regularly following up with homeowners whose mail boxes were in need of repair or restoration per the terms of the Jordan Springs Restrictive Covenants.

Treasurer's Report

Matthew Ray presented the Treasurer's Report for October 25, 2016 as follows:

Previous Operating Balance as of September 26, 2016 -	\$7,777.51
Income	00.00
Expenses	<u>270.41</u>
Operating Surplus (Deficit) For October	\$(270.41)
Available Funds 10/25/16	\$7,507.10

The Treasurer's report was approved as submitted.

New Business

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 last week of November 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 Middle Tyger Library calendar is available in mid November.

ion, Discussion and Vote on the 2017 Budget

Proposed 2017 Budget Detail Package was delivered to each homeowner the week of October 16th, 2016 along with notification that the homeowner could attend the November 7th, 2016 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 2017 Budget as presented in the Detailed Package. There being no votes against the budget as proposed, the 2017 Proposed Budget was unanimously approved.

The next meeting of the Board will be held the first 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.

The next meeting of the Board will be during the first week of January for consideration of homeowners who volunteer to fill the 2017 vacancy.

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

Respectfully submitted by,

Steve Spanitz, Vice President