

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
January 5, 2009

Location: Middle Tyger Library

The meeting was called to order at 6:30 pm. In attendance were Board Members Howard Brockner, Paul Huber and Michael Richey and homeowner CK Owens.

Homeowner Concerns

No individual homeowner concerns were raised during the meeting.

Regular Meeting of the Board of Directors

Minutes of Previous Meeting

Vice President/Secretary Howard Brockner read the minutes for the November 10, 2008 Board of Directors Meeting which were recorded by the President, Paul Huber, in Howard's absence from that meeting. The minutes were accepted and approved as submitted and they will, as usual, be made available for homeowners to review upon request.

Old Business

Removal of Trash and Cutting Grass on Curb Property of Empty Lot

Homeowner C.K.Owens expressed appreciation to the Board for removing the trash and mowing the curb property in front of empty lot #16 (221 Jordan Springs Drive) and felt that appearance of the neighborhood was greatly improved.

Empty Lot

Paul Huber reported that he had been in touch with R&R Builders and was informed that due to the decline in the real estate market, the previous offers to purchase the property were withdrawn. The Board will report the current sale status of the lot at the Annual Meeting of Members in February.

Treasurer's Report

Michael Richey presented the Treasurer's Report for December 31, 2008 as follows:

Previous Operating Balance as of November 25, 2008 - \$1,643.93

Revenue - \$0.00

Expenses - \$503.30

Operating Deficit For December - \$(503.30)

Net Operating Surplus at 12/31/08 - \$1,140.63

19 Prepayments of 2009 Homeowner Dues - \$2,660.00

Available Funds at December 31, 2008 - \$3,800.63

The full report was read and approved as submitted. Michael again stressed the need for the Board to be very careful of how money is spent during 2009 due to the uncertainty of general economic conditions.

New Business

Election of Homeowner to Fill Open Treasurer's Seat on 2009 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 2009 Board of Directors and to present themselves to the community at the January 5th meeting prior to a final vote of the candidates who presented themselves for office. Only one member of the community, Mr. Rik Boghani volunteered by returning the Nomination Form by the December 22, 2008 deadline and no additional homeowners appeared at the January 5, 2009 meeting to announce their candidacy. Paul stated that Rik was 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 2009 Approved Budget. In the past Rik has served the community by volunteering to complete the Jordan Springs federal income tax filing thus saving the homeowners some \$100 in 2008. Paul further stated that Rik is an accountant by profession and had to be out of town on business this week but would always be available by phone and should be able to attend all other meetings during the year.

As there were no other candidates presenting themselves for office, the Board, at suggestion from the floor, voted unanimously to approve Rik to fill the open Treasurer's slot thus saving the homeowners some \$50-75.00 in balloting expenses as the position was unopposed.

Sign to Announce Annual Meeting of Members

It was suggested and approved by the Board to evaluate the purchase of a sign for the front entrance to announce the February 2, 2009 Annual Meeting of Members so as to remind people of that meeting on the weekend before it is to be held.

The next meeting of the Board and the Annual Meeting of Members will be held on Monday, February 2, 2009 at 6:30PM at the Middle Tyger Branch Library

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

Respectfully submitted by,

Howard Brockner
Vice President/Secretary

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors and Annual Meeting of Members
February 2nd, 2009

Location: Middle Tyger Library

The meeting was called to order at 6:30 pm. In attendance were Board Members Howard Brockner and Paul Huber and homeowners C.K.Owens, Bo Corne, Linda Corne, Steve Spanitz, Sandy Spanitz, Virginia Brockner and Betty Huber. Also Jenneane Froman and Randy McGwin were in attendance representing Hinson Management Company.

Homeowner Concerns

No individual homeowner concerns were raised during the meeting.

Annual Meeting of Members

Minutes for the January 5, 2009 regular meeting of the Board of Directors were read in their entirety and were accepted and approved as submitted. They will be made available for homeowners to review upon request.

Old Business

Empty Lot

Paul Huber reported that he had been in touch with R&R Builders and was told that due to the continued down turn in the real estate market there are presently no buyers for the one remaining lot. The Board will continue to monitor the status of the property including satisfactory maintenance per the terms of our Restrictive Covenants.

Treasurer's Report

As Michael Richey has moved to Washington DC on a job change, Paul Huber presented the Treasurer's Report for December 31, 2008 showing actual results versus budget for the year. (See attached report which was given to each homeowner present at the meeting) It was pointed out that this year all violations of the Restrictive Covenants were voluntarily complied with by the respective homeowners thus requiring no legal action or expense. As the estimated cost to correct one disputed Restrictive Covenant violation in 2009 would be between \$1,000 and \$2,000, the Board felt that the \$1,000 carryover should be prudently maintained as insurance against any such required legal action. It was further noted that the cash on hand account balance maintained and reported to the Association by Hinson Management every month is audited by the Board Members every month.

C.K.Owens asked whether JSHOA had any obligation to refund any partial year dues to homeowners who move out during the year if there is a carryover in our Association account. Jenneane Froman, President of Hinson Management answered that a homeowner who had paid their dues for the entire year by January 1st as required by the Restrictive Covenants, is not due any partial refund of their annual assessment from the Association if they sell their property. The amount of assessment related to the period after they sold would be credited to their account at closing as being payable to the seller by the buyer based on ownership months

The Treasurer's Report for January 31, 2009 was presented as follows:

Previous Balance as of December 31, 2008 - \$3,800.63
Revenue - \$740.00
Expenses - \$111.00
Operating Surplus for January - \$629.00
Balance of Available Funds January 26, 2009 - \$4,429.63

It was pointed out that while the available balance represents a satisfactory collection of annual membership fees to date, it must be remembered that these funds must provide for an entire year's expenses and if any legal action is required to uphold the Restrictive Covenants or support assessment collection the balance could be quickly used up.

The full reports were approved as presented.

Collection of 2008 and 2009 Homeowner Assessments

Paul Huber reported that all homeowners had paid their dues up to and including 2007 and only one homeowner had not paid their dues for 2008. He further reported that the Board had placed a lien on the property of the one person who had not paid their dues for 2008 and also obtained a personal judgment against them. The delinquent homeowner thus has an unfavorable credit record with Spartanburg County and the Association will receive some \$400 when the property is sold or when the person attempts to clear their credit record. To date collection of the 2009 assessments has been about the same as 2008.

New Business

2008 Board of Director Elections

It was pointed out that while every homeowner was presented with a written form to volunteer to run for the 2009 Board for three years, only one homeowner, Rik Boghani, volunteered. Rik was voted to a three year term on the Board unanimously.

Community Mail Boxes

Paul Huber pointed out that the Jordan Springs Restrictive Covenants require that homeowner mail boxes in the community shall "conform to the standards determined by the developer"; that is the same type black wooden post, white standard metal mail box and white knob on top of the post as existed at the time of closing on the property. It was pointed out that many of the mail boxes and posts in the community need to be fixed and/or repainted and that it is important that we conform to the terms of the Restrictive Covenants in refurbishing our mail boxes so as to maintain the look of the community and resulting property values. As the Board will have to spend the same time and Association money to enforce this covenant as it is required to do with any other violation, the community will be reminded of the required mail box presentation in the next community news letter.

The next meeting of the Board of Directors will be during the second quarter of the year or as needed.

There being no further business, the meeting was adjourned at 7:10 pm.

Respectfully submitted by,

Howard Brockner
Vice President/Secretary

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
November 9, 2009

Location: Middle Tyger Library

The meeting was called to order at 6:35 pm. In attendance were Board Members Paul Huber and Rik Boghani. No homeowners chose to attend although every homeowner was formally notified by mail the week of October 18th 2009.

Homeowner Concerns

No individual homeowner concerns were raised during the meeting.

Regular Meeting of the Board of Directors

Minutes of Previous Meeting

In Vice President/Secretary Howard Brockner's absence, the President, Paul Huber presented the minutes for the February 2nd, 2009 Board of Directors and Annual Meeting of Members. As the Board Members had already reviewed these minutes and no homeowners were present at the current meeting, the minutes were accepted and approved as submitted and as usual, will be made available for homeowners to review upon request.

Old Business

Empty Lot

Paul Huber reported that he had been in touch with R&R Builders and was informed that the house currently under construction on the remaining empty lot (#16) has been sold and is currently schedule to close in December.

Treasurer's Report

Rik Boghani presented the Treasurer's Report for October 26, 2009 as follows:

Previous Operating Balance as of September 25, 2009 - \$3,189.29
Revenue - \$0.00
Expenses - \$265.62
Operating Deficit For October - \$(265.62)
Available Funds at October 26, 2009 - \$2,923.67

Rik stated that all homeowner assessment fees for 2009 had been paid with one exception and a lein and judgment had been placed on that property and the homeowner's personal credit with Spartanburg County.

The full report was read and approved as submitted.

New Business

Presentation and Approval of the 2010 Operating Budget

Paul Huber reported that the proposed 2010 operating budget package had been delivered to every homeowner the week of October 18, 2009 with an approval/disapproval return form and a invitation to attend tonight's meeting to express their opinion on the budget prior to vote by the Board. We received four formal approvals and no disapprovals. In light of the apparrant 100% approval of the 2010 Budget @ \$140.00 per home for the year by the homeowners (representing no increase from 2009) the Board approved the 2010 Budget as submitted

The next meeting of the Board of Directors will be held on Monday, January 4, 2010 at 6:30PM at the Middle Tyger Branch Library at which time potential Board Member Candidates will present themselves to the homeowners for election consideration at the Annual Meeting of Members on Monday, February 1, 2010 for the open seat on the Board.

There being no further business, the meeting was adjourned at 6:45 pm.

Respectfully submitted by,

Paul Huber, President for
Howard Brockner
Vice President/Secretary