

Minutes of
Jordan Springs Two Homeowners Association
Board of Directors Meeting
January 7, 2014

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 30th, 2013.

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 11th, 2013 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

Foreclosures and Abandonments

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

Front Entrance No Soliciting Sign

Paul Huber reported that he had received one bid for a new sign from Bill Gilchrist of Signs Affordable for \$35.00 and an offer from Harold Graham of The Properties and Construction Team, LLC to make us the same size sign we now have at no charge due to his appreciation for mail box repairs and replacement business he had received in the past. The Board agreed to take Harold up on his generous offer.

Treasurer's Report

Matt Ray presented the Treasurer's Report as of December 31, 2013 as follows:

November 25, 2013 Operating Balance	\$5,741.86
Income	0.00
Expenses	<u>506.12</u>
Operating Surplus (Deficit) For December	\$(506.12)
Operating Balance @ 12/31/13	\$5,235.74
Prepaid 2014 Homeowner Dues	\$1,820.00
Available Funds @ 12/31/13	\$7,055.74

Matt reported that 16 of the total 38 Homeowners had prepaid their 2014 dues as of December 31, 2013 and last year 20 Homeowners had prepaid their 2013 dues as of December 31, 2012. It was felt the shortfall this year was perhaps due to the short time between Thanksgiving and Christmas this year and that January results would show a greater amount of payments. 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 2014

The full report was read and approved as submitted.

New Business

Election of Homeowner to Fill Open President's Seat on 2014 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 2014 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, Paul Huber volunteered by returning the Nomination Form by the December 18th, 2013 deadline and no additional homeowners appeared at the January 7, 2014 meeting to announce their candidacy. Paul 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 2014 Approved Budget.

As there were no other candidates presenting themselves for office, the Board voted unanimously to approve Paul to fill the open President's slot subject to final confirmation at the February 4th, 2014 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 Tuesday, February 4, 2014 at 6:30 pm at the Middle Tyger Branch Library and will be so posted with a sign at the Jordan Springs entranceway Friday, January 31 through Tuesday, February 4.

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 4th, 2014

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, homeowners Bo Corne, C.K Owens, Roger Penland, and Linda Penland. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of November 30th, 2013 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 January 28, 2013 Annual Meeting of Members and the January 7, 2014 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 still the same two foreclosed/abandoned properties in the community and that the Board will continue work with the banks and realtors to monitor and 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 Mr.Ravan of Spartanburg Roads and Bridges the County has begun work to combat deterioration of our roads. The first step has been completed with repair of those spots that required deep reconstruction. The County will return in February to seal all remaining surface cracks in order to avoid the need to completely resurface the roads at some time in the near future when it is doubtful that money will be available.

No Soliciting Sign

Paul Huber reported that Harold Graham who had offered to make our sign at no charge would not be doing so as he no longer will be doing business in our area. The second vendor, Bill Gilchrist who had given us a bid of \$35.00 has since stated he no longer can keep up with his present workload and thus is no longer interested in the business. Paul Huber will look for another sign source.

Treasurer's Report

Treasurer, Matt Ray reported the following:

The Treasurer's Report for January 24, 2014

Previous Balance as of December 31, 2013 - \$7,055.74

Revenue - \$1,470.00

Expenses - \$133.00

Operating Surplus for January - \$1,337.00

Funds at January 24, 2014 - \$8,392.74

Actual Total 2013 Revenue and Expenses vrs 2013 Approved Budget

See attached detail

Collection of 2014 and 2013 Homeowner Assessments

Matt reported that as of January 30th, 2014, 27 of the total 38 homeowners have paid their dues for 2014 and 29 that were paid as of January 30th, 2013. 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 three years which is in foreclosure with the property under lien.

IRS 2013 1120H

Matt reported that all required 2013 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

2014 Board of Director Elections

It was pointed out that while every homeowner was presented with a written form to volunteer to run for the 2014 Board for three years, only one homeowner, Paul Huber volunteered and was voted in unanimously. In accepting the office Paul presented a detailed log of hours spent by day in 2013 on Board Activities in order to give the homeowners an idea of what kind of work is required to serve the needs of the community which totaled about one hundred hours for the year.

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,

Steve Spanitz
Vice President/Secretary

JORDAN SPRINGS TWO H.O.A.
AGENDA FOR BOARD OF DIRECTORS MEETING
MONDAY, NOVEMBER 10, 2014

6:30 Open Meeting

6:30 to 7:00 Homeowner Concerns

7:00 to 7:45 Board of Directors Meeting

Vice President/Secretary's Reports

1. Minutes for the February 4, 2014 Annual Meeting of Members

Old Business

1. Foreclosures and abandonments
2. Street Maintenance
3. Mail Box repairs/restorations
4. New No Soliciting Sign

Treasurer's Report

1. October 2014 results
2. Status of collection of 2014 dues

New Business

1. Neighborhood Election & Annual Meeting Notice
2. Presentation, discussion and vote on 2015 Budget

8:00 Adjourn Meeting

Next meeting of the Board will be during the second week of January 2015 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