

Minutes of  
Jordan Springs Two Homeowners Association  
Board of Directors Meeting  
January 5, 2015

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 24th, 2014.

**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 10<sup>th</sup>, 2014 Board of Directors 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.

**Street Maintenance**

Paul Huber reported that the street maintenance project is still on schedule by Spartanburg County for July 2015.

**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 non compliance.

**Front Entrance No Soliciting Sign**

The Board agreed to obtaining a bid to replace the present sign with one of the same size

**Treasurer's Report**

Matt Ray presented the Treasurer's Report as of November 25, 2014 as follows:

October 24, 2014 Operating Balance	\$6,103.49
Income	0.00
Expenses	<u>271.25</u>
Operating Surplus (Deficit) For November	\$(271.25)
Prepaid 2015 Homeowner Dues	\$840.00
Available Funds @ 11/25/14	\$6,672.24

Matt reported that while final numbers were not yet available for 2014, collection of 2015 prepaid homeowners fees were about the same as last year at this point.

The full report was read and approved as submitted.

### New Business

*Treasurers 2015*

#### **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 2015 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, Matthew Ray volunteered by returning the Nomination Form by the December 19th, 2014 deadline and no additional homeowners appeared at the January 5th, 2014 meeting to announce their candidacy. Matt 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 2015 Approved Budget.

As there were no other candidates presenting themselves for office, the Board voted unanimously to approve Matt to fill the open Treasurer's slot subject to final confirmation at the February 2nd, 2015 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 2, 2015 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 30 through Monday, February 2.

**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 2nd, 2015

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. No homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of November 24<sup>th</sup>, 2014 and a meeting announcement sign was placed at the entrance to the community the Friday before the meeting. Also Randy McGwin 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 4, 2014 Annual Meeting of Members and the January 5, 2015 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 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 has sealed 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. Roads and Bridges is hoping to recruit enough sub divisions and receive the required funds in July in order to install complete resurfacing in July and no cost to Jordan Springs homeowners.

**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.

**Treasurer's Report**

Treasurer, Matt Ray reported the following:

**The Treasurer's Report for January 26, 2015**

Previous Balance as of December 31, 2014 - \$7,540.40

Revenue - \$1,610.00

Expenses - \$271.30

Operating Surplus for January - \$1,338.70

Funds at January 26, 2015 - \$8,879.10

## Treasurer's Report Con't

### Actual Total 2014 Revenue and Expenses vrs 2014 Approved Budget

See attached detail

### Collection of 2014 and 2013 Homeowner Assessments

Matt reported that as of January 30<sup>th</sup>, 2015, 27 of the total 38 homeowners have paid their dues for 2015 and 27 were also paid as of January 30<sup>th</sup> last year. 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

#### 2015 Board of Director Elections

It was pointed out that while every homeowner was presented with a written form on November 24, 2014 to volunteer to run for the 2015 Board for three years, only one homeowner, Matthew Ray 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 16, 2015

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, as well as homeowner Roger Penland. No other homeowners chose to attend although every homeowner was formally notified of the meeting by mail the week of October 16th, 2015.

**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 2nd, 2015 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 no houses in foreclosure or up for sale in the neighborhood.

**Street Maintenance**

Paul Huber reported that the County restoration project was fully completed as planned in July at no cost to the neighborhood.

**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 26, 2015 as follows:

Previous Operating Balance as of September 25, 2015	\$7,065.92
Income	00.00
Expenses	<u>271.01</u>
Operating Surplus (Deficit) For October	\$(271.01)
 Available Funds 10/26/15	 \$6,794.91

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.

**Presentation, Discussion and Vote on the 2016 Budget**

The Proposed 2016 Budget Detail Package was delivered to each homeowner the week of October 16<sup>th</sup>, 2015 along with notification that the homeowner could attend the November 16<sup>th</sup>, 2015 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 2016 Budget as presented the Detailed Package. There being no votes against the budget as proposed, the 2016 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.

**Car Port Violation**

Paul Huber reported that the homeowner voluntarily removed the car port upon receipt of the violation notice thus curing the violation.

**The next meeting of the Board will be during the first week of January for consideration of homeowners who volunteer to fill the 2016 vacancy.**

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

Respectfully submitted by,

Steve Spanitz, Vice President