

**Minutes of**  
**Jordan Springs Two Homeowners Association**  
**Board of Directors Meeting**  
**January 8, 2007**

Location: Middle Tyger Library, Meeting Room

**The meeting was called to order at 6:30 pm.** See attached list of Board Members and Homeowners in attendance. The minutes are reported in the order established by the attached agenda.

**Homeowner Concerns**

No individual homeowner concerns were raised during the meeting.

**Regular Meeting of Board of Directors**

**Minutes for December 4, 2006 meeting:**

The President stated that the minutes were reviewed prior to this meeting and are accepted as submitted. They will be made available for residents to review upon request.

**Old Business:**

No old business concerns were raised during the meeting.

**Treasurer's Report:**

The Secretary/Treasurer presented the Treasurer's Report for November, 2006 as follows:

Previous Balance as of 10/31/06: \$714.30

Revenue: 0

Expenses: \$369.31

Balance as of 11/30/06: \$344.99

The full report was read and approved as submitted.

The Secretary/Treasurer presented the Treasurer's Report for December, 2006 as follows:

Operating Balance 11/30/06: \$344.99

Income: 0

Expenses: \$400.76

Operating Balance 12/31/06: \$ (55.77)

Prepaid Homeowners Dues- 2007: \$2,380.00

Available Funds 12/31/06: \$2,324.23

The full report was read and approved as submitted.

**New Business:**

**Oral presentations by Candidates for the 2007 Board of Directors.**

All six candidates for the JSIIHOA Board of Directors were present for the meeting. Each one was given 5 minutes to speak consistent with the guidelines outlined in the letter issued by the Board on December 20, 2007 (attached).

The candidates spoke to the membership in the following order:

Joseph Andrukiewicz, Howard Brockner, Paul Huber, Michael Richey, Stephen Spanitz and Sarah West

After each speech, each candidate was given the opportunity to answer any questions raised by the membership.

At the conclusion of all speeches, the President reviewed the Annual Meeting voting procedures. He reminded the membership that ballots would be sent to all residents in the near future and could be mailed in to the Management Company prior to the Annual Meeting or that each household could vote in person at the meeting. He also announced that a representative of the Management Company will be tabulating the votes and will be present at the Annual Meeting.

The President restated that the Annual Meeting will be held on Tuesday, February 6, 2007 in the usual location.

**There being no further business, the meeting was adjourned at 7:50 pm.**

Respectfully submitted by,

A handwritten signature in black ink, appearing to read "C.K. OWENS". The signature is stylized with a large, looped "O" and a trailing flourish.

Constance K. Owens  
Secretary/Treasurer

**Minutes of**  
**Jordan Springs Two Homeowners Association**  
**Board of Directors Meeting**  
**February 6, 2007**

*Annual Meeting of Members*

Location: Middle Tyger Library, Meeting Room

**The meeting was called to order at 6:30 pm.** Three representatives from Hinson Management Company were present to oversee the election of new Board members. Homeowner attendance was recorded by the Management Company.

The minutes are reported in the order established by the attached agenda.

**Homeowner Concerns**

A brief discussion was held regarding the reason for Legal consultation fees being included in the 2007 Budget. The Board reminded those present that it is necessary to determine if we need a 100% mandate for changes/additions to our Covenants, to find out whether our Bylaws have been drawn up properly and to resolve any other matters that may influence our legal status.

**Regular Meeting of Board of Directors**

*Annual Meeting of Members*

**Minutes for January 8, 2007 meeting:**

The President stated that the minutes were reviewed prior to this meeting and are accepted as submitted. They will be made available for residents to review upon request.

**Old Business:**

No old business concerns were raised during the meeting.

**Treasurer's Report:**

The Secretary/Treasurer presented the Treasurer's Report for January, 2007 as follows:

12/31/06 Operating Balance: \$(55.77)

Income: 2007 Dues-\$3,500.00

Expenses: \$(100.00)

Absorption of 2006 operating loss: \$(55.77)

01/31/07 Operating Balance: \$3,344.23

The full report was read and approved as submitted.

**New Business:**

**Voting and tabulation of ballots for candidates for 2007 Board of Directors.**

The President of Hinson Management, Jenneane Froman, made a few remarks regarding the importance of this election and praising the community for its high level of participation in this process.

Following her remarks, all homeowners present for the meeting who had not yet voted were given the opportunity to submit their ballots.

The votes were tabulated as follows:

Joseph Andrukiewicz	7
Howard Brockner	20
Paul Huber	22
Michael Richey	25
Stephen Spanitz	10
Sarah West	10

A total of 31 out of 36 homes submitted ballots for this election.

The 2007 Board of Directors for the Jordan Springs II Homeowners Association will be as follows:


Paul Huber  
Howard Brockner  
Michael Richey

The President expressed his appreciation to the out-going Vice President and Secretary/Treasurer for their service during the past year and welcomed the new Board members to their posts.

The next meeting of the Board will be held on Monday, March 5, 2007.

**There being no further business, the meeting was adjourned at 7:30 pm.**

Respectfully submitted by,

  
Constance K. Owens  
Secretary/Treasurer



**Minutes of**  
**Jordan Springs Two Homeowners Association**  
**Board of Directors Meeting Following the Annual Meeting of Members**  
**February 6, 2007**

Location: Middle Tyger Library, Meeting Room

**The meeting of the newly elected Board of Directors was called to order at 7:45 pm.** Paul Huber, Howard Brockner, and Michael Richey in attendance.

**Regular Meeting of the Board of Directors**

**Election of Officers:** Based on unanimous vote of the Board, following officers were elected for the year 2007:

Paul Huber, President

Howard Brockner, Vice President/Secretary

Michael Richey, Treasurer

**Minutes for January 8, 2007 meeting:**

Presented and approved at the Annual Meeting of Members

**Old Business:**

The Board agreed to pursue legal review of Jordan Springs Two HOA governing documents as approved by the community last June and included in the 2007 Approved Budget. As a first step before contacting a lawyer, the Board agreed to prepare a listing of the main questions to be answered. The Board also agreed to investigate the cost to obtain legal opinion as to whether SC Code 16-11-600 supersedes Jordan Springs Two HOA Restrictive Covenant #7 (posting of signs) as claimed by homeowner, Joseph Andruliewicz and his lawyer.

**Treasurer's Report:**

Presented and approved at the Annual Meeting of Members

**New Business:**

The Board reviewed and approved the mailing of a News Letter to be sent to each homeowner by Hinson Management giving the results of the Board and Board Officer elections, the financial results for 2006, the Approved Budget for 2007 as well as other items of community interest. The cost would be about \$90.00 and would serve to formally notify each homeowner of what was taking place in the community and how their money was being spent.

The next meeting of the Board will be held on Monday, March 5, 2007 at the Middle Tyger Library at 6:30 pm.

**There being no further business, the meeting was adjourned at 8:00 pm.**

Respectfully submitted by,

Howard Brockner  
Vice President/Secretary

**Minutes of**  
**Jordan Springs Two Homeowners Association**  
**Board of Directors Meeting**  
**March 5, 2007**

Location: Middle Tyger Library, Meeting Room

**The meeting was called to order at 6:30 pm.** See attached list of Board Members and Homeowners in attendance. The minutes are reported in the order established by the attached agenda.

**Homeowner Concerns**

No individual homeowner concerns were raised during the meeting.

**Regular Meeting of the Board of Directors**

**Minutes for the February 6, 2007 Annual Meeting of Members and the Board of Directors Meeting Following the Annual Meeting of Members**

The minutes were reviewed prior to the meeting and were accepted and approved as submitted by the Board at this meeting. They will be made available for homeowners to review upon request.

**Old Business**

The 2006 IRS 1120H tax filing was completed and filed as required

The builder removed the concrete drainage tube and pallets from the empty lot as requested by the Homeowners Association.

The February Newsletter was mailed to every homeowner in the community.

The Jordan Springs governing documents were delivered to the lawyer for legal review.

**Treasurer's Report**

In the Treasurer's absence the President presented the Treasurer's Report for February, 2007 as follows:

Previous Balance as of January 31, 2007 - \$3,344.23

Revenue - \$460.00

Expenses - \$551.82

Balance of Available Funds February 28, 2007 - \$3,252.41

**New Business:**

Front entrance maintenance will be pursued with homeowner, Darrell Arledge.

The Board will pursue possibilities for leadership of a Social Chairperson/Welcoming Committee. Dawn Yerian has expressed interest in heading up such an effort.

The 2007 dues/assessment collection is almost complete with liens to be placed on any delinquent homeowners.

The next meeting of the Board will be held on Monday, April 30, 2007 at the Middle Tyger Library at 6:30 pm.

**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 Meeting**  
**April 30, 2007**

Location: Middle Tyger Library, Meeting Room

**The meeting was called to order at 6:30 pm.** In attendance were Board Members Paul Huber, Michael Richey and Howard Brockner and homeowners C.K Owens, Steve and Sandy Spanitz, Virginia Brockner and Betty Huber.

**Homeowner Concerns**

No individual homeowner concerns were raised during the meeting.

**Regular Meeting of the Board of Directors**

**Minutes for the March 5, 2007** The minutes were reviewed prior to the meeting and were accepted and approved as submitted to the Board at this meeting. They will be made available for homeowners to review upon request.

**Old Business**

As homeowner Darrell Arledge is no longer willing to maintain the front entrance for \$140.00 per year, the Board voted to employ a permanent, professional maintenance service, Lawn Knowers, for \$50.00 per month for two cuttings per month for the months May through October.

The Board voted to approve the appointment of homeowner Dawn Yerian as chairperson of a Jordan Springs Two Social/Welcoming Committee. Dawn had volunteered to head this effort in order have people in the community get to know each other on a more social basis rather than just at Board and Annual Meetings.

The Jordan Springs Two governing documents are being reviewed by the law firm of Brown, Massey, Evans, McLeod and Hanesworth and a written report will be issued when their work is complete.

As homeowner Darrell Arledge has repeatedly refused to pay his past dues even after his property was liened, the Board voted to formally notify him of its intent to seek court action.

**Treasurer's Report**

Michael Richey presented the Treasurer's Report for April, 2007 as follows:

Previous Balance as of March 31, 2007 - \$3,461.75  
Revenue - \$480.58  
Expenses - \$293.91  
Balance of Available Funds April 25, 2007 - \$3,648.42

The full report was read and approved as submitted.

**New Business:**

Homeowner Steve Spanitz brought up issue of a homeowner dumping clean fill in one of the empty lots. It was suggested by Paul Huber that we could have the management company write a letter to the individual: however, as no one knew the guilty party's name, no meaningful action could be taken at this time. It was decided that in the future we will alert the Board and/or the Management Company of any individuals that dump in the neighborhood.

Homeowner Sandy Spanitz brought up the possibility of lighting for the entrance sign. After discussion Steve Spanitz

volunteered to look into the possibilities and cost of installing solar lights on both sides of the sign and report back to the Board.

Paul Huber reported that he was made aware that the surface of the entrance sign was eroding due to constant exposure to the sun. It was agreed that Paul would look into the cost of clear coat UV protection and report back to the Board.

The next meeting of the Board will be held in July or August and as issues require.

**There being no further business, the meeting was adjourned at 7:00 pm.**

Respectfully submitted by,



Howard Brockner

Vice President/Secretary



**Minutes of**  
**Jordan Springs Two Homeowners Association**  
**Board of Directors Meeting**  
**August 7, 2007**

Location: Home of Board President

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

**Homeowner Concerns**

No individual homeowner concerns were raised during the meeting.

**Regular Meeting of the Board of Directors**

**Minutes for the April 30, 2007** The minutes were reviewed prior to the meeting and were accepted and approved as submitted to the Board at this meeting. They will be made available for homeowners to review upon request.

**Old Business**

Lawn Knowers lawn service has been maintaining the front entrance since May and is doing a great job.

Dawn Yerian, our Social Chairperson is sponsoring a "Ladies Night Out" on August 14<sup>th</sup> for neighborhood ladies to meet each other, have fun and make new friends.

The Board has reviewed the written report received from Brown, Massey, Evans, McLeod and Hanesworth concerning legal review of Jordan Springs Two governing documents and is determining a course of action to act on the report in the best interest of the community. The final results will be presented at the Annual Meeting of Homeowners.

The Board approved the front sign lighting project subject to collection of outstanding dues from the one delinquent homeowner and a cost report from Steve Spanitz, the project's manager.

**Treasurer's Report**

Michael Richey presented the Treasurer's Report for July, 2007 as follows:

Previous Balance as of June 25, 2007 - \$1,765.11

Revenue - \$0.00

Expenses - \$321.50

Balance of Available Funds April 25, 2007 - \$1,443.61

The full report was read and approved as submitted.

**New Business:**

The Board voted to serve homeowner Darrell Arledge with Court papers for non payment of homeowner dues as well as all court and processing fees.

The Board approved \$100.00 payable to Don Johnson Design and Signs (the original sign provider) to refinish the front entrance sign with a clear acrylic UV protective coat.

The next meeting of the Board will be held in October or November and as issues require.

**There being no further business, the meeting was adjourned at 7:00 pm.**

Respectfully submitted by,



Howard Brockner

Vice President/Secretary

**Minutes of**  
**Jordan Springs Two Homeowners Association**  
**Board of Directors Meeting**  
**November 13, 2007**

Location: Middle Tyger Library

**The meeting was called to order at 6:30 pm.** In attendance were Board Members Paul Huber and Howard Brockner, and homeowners Cindy Ray, Matt Ray and Betty Huber.

**Homeowner Concerns**

No individual homeowner concerns were raised during the meeting.

**Regular Meeting of the Board of Directors**

**Minutes for the August 7th, 2007** The minutes were reviewed prior to the meeting and were accepted and approved as submitted to the Board at this meeting. They will be made available for homeowners to review upon request.

**Old Business**

Paul Huber reported that homeowner Steve Spanitz was evaluating different solar lighting units to illuminate the front entrance and that he would follow up with Steve to see where that project stood.

Dawn Yerian, our Social Chairperson sponsored a "Ladies Night Out" on August 14<sup>th</sup> for neighborhood ladies to meet each other, have fun and make new friends.

The Board has reviewed the written report received from Brown, Massey, Evans, McLeod and Hanesworth concerning legal review of Jordan Springs Two governing documents and is determining a course of action to act on the report in the best interest of the community. The final results will be presented at the Annual Meeting of Homeowners.

The status of the empty lots was brought up and Paul Huber reported the he had been in contact with the realtor and that the builder was attempting to put spec homes on the property which would be constructed in line with our current covenants and restrictions. Paul Huber will follow up and report at the next meeting.

**Treasurer's Report**

As Michael Richey was out of town at a business meeting, Paul Huber presented the Treasurer's Report for October, 2007 as follows:

All lein and court actions for uncollected homeowner fees have been successfully completed and all homeowners are current on their dues. All costs related to non payment collection have been recovered from the respective delinquent homeowners.

Previous Balance as of September 25, 2007 - \$1,109.94  
Revenue - \$0.00  
Expenses - \$202.34  
Balance of Available Funds October 25, 2007 - \$907.60

The Board assured the community that finances for the year are expected to be as budgeted for 2007.

The full report was read and approved as submitted.



**New Business:**

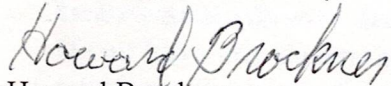
In Mid October each homeowner was given a report of actual finances thru September 30, 2007, estimated figures for the year 2007, and the proposed figures for 2008 along with a ballot to vote for or against the proposed, no increase, \$140.00, 2008 Budget presented by the Board. Every homeowner was given the opportunity to vote in favor or against the proposed budget either by submitting their vote to Michael Richey by October 31<sup>st</sup> or by voting at the November 13<sup>th</sup> Board of Directors Meeting. As there were no votes against the proposed budget either by ballot or at the meeting, the Board unanimously approved the proposed 2008 budget.

Two homeowners inquired about installing speed bumps in the neighborhood. It was decided to table this item until 2008.

The next meeting of the Board will be held on Tuesday, January 8, 2008 at 6:30PM at the Middle Tyger Branch Library

**There being no further business, the meeting was adjourned at 7:00 pm.**

Respectfully submitted by,



Howard Brockner

Vice President/Secretary