

Jordan's Crossing Homeowners Association

Annual Meeting, May 14, 2022

Don Mossman opened the meeting with a thank you to the outgoing Board Members. He then announced the two new Board Members at Large, Randy Johnson and Ray Smith. Gary Carson and Lori Erwin are stepping down. Lori will remain on the ARC Committee.

Don expressed our condolences on behalf of the Board regarding the loss of one of our previous Board Members Marvin Back. Marvin contributed greatly to our community in many roles. He will be missed.

Don acknowledged that Pickens County worked on some of the curbing in the neighborhood. While all issues were not addressed, the biggest jobs were. We are still working with the Water Department to have Jasmine vines planted on the wooden fence on Hawkins Ridge. The fence encompasses the new generator and gas tank that was put in to supply water to the back of the neighborhood when the electricity goes out.

Don reminded everyone of our website, Myjordanscrossing.com which has our C&Rs and By-Laws, paint charts and a form to fill out for the ARC if you are going to be repainting, roof replacement, adding additions or outbuildings. Please remember if you are replacing your mailbox, there are specifications that need to be followed. Send an email to hoajordanscrossing@yahoo.com if you have any questions or concerns.

Thank You to Susan Lindsay who organizes the trash pick-up on Pettit Road, and to the neighbors who have helped over the last year. Also, thank you to Levi Cagle for allowing us to put the bags in his dumpster. The county will not be picking up the bags anymore.

Thank You to David Erwin for being our webmaster. He will continue to update information as needed.

Sheena Johnson passed out a financial report (copy attached) of our current standings. This report was prepared by Gary Carson, who could not be in attendance today.

Lori Erwin reported that our ARC responds to every request we receive. The committee members have met with many homeowners to process their request applications and guide them during the process. She also reported that as a ARC/Board we are here to listen to your concerns. In response to a homeowner who had concerns about the new homes being built in our neighborhood. We assured everyone attending that all homes have met both old and newly amended C&R requirements.

Following up on the email sent to homeowners on April 7th, regarding property reviews of non-compliance issues, the ARC/Board will be sending out approximately 30 letters to homeowners who have non-compliance issues. These letters will be going out in the next few weeks. Only folks with issues will receive a letter.

Joan Forster reported that the pavilion will need to be power washed and re-stained this year. She will be getting estimates. George Forster will repair the broken water faucet once parts are received.

Joan Forster reported for the Welcome Committee that we have had 10 new homeowners since our meeting last year. There are also two new homes nearing completion and we will have two more folks moving in sometime in June. She then recognized our newest homeowners in attendance and introduced them to the group.

Jean Murtagh brought the attendees up to date on our contract with our landscaper. In the past, we have relied on a volunteer group to help trim the bushes and spread mulch at the entrances and at the pavilion. She thanked them for their service to the community. Now we have contracted with Appalachian Landscaping to take on all of the landscaping for the neighborhood. Jean will be in contact with the Landscaper if any concerns

need to be addressed. Again, this year, we will advise lot owners that they are responsible for keeping their lots trimmed.

Don Mossman and Karen Wiederhold talked about dogs that have been allowed to run free. Our C&Rs follow the Pickens County rules for dogs. All dogs must be on a leash if they leave your property. We also ask that you pick up after your dog, ESPECIALLY if they use the bathroom on your neighbor's lawn. Please be a responsible pet owner.

The floor was open for discussion. It was decided all was covered during the meeting.

The Board thanked all Homeowners in attendance.

Meeting adjourned: 11:30am

During the first meeting of newly elected Board, the following positions were decided:

Karen Wiederhold - President

Don Mossman - Vice President

Sheena Johnson - Treasurer

Jean Murtagh - Recording Secretary

Joan Forster - Corresponding Secretary

Randy Johnson - Member at Large

Ray Smith - Member at Large

Jordan's Crossing HOA - 2022 Report to Home Owners

Profit & Loss Budget vs Actual - 2021 YE & 2022 May YTD

	2021 YE	2022		
	Jan - Dec Actual	Annual Budget	Jan - Apr Actual	\$ Remaining in Budget
Income				
Revenue				
Revenue - HOA Dues & Fees	11,495	11,400	10,110	1,290
Total Revenue	11,495	11,400	10,110	1,290
Total Income	11,495	11,400	10,110	1,290
Gross Profit	11,495	11,400	10,110	1,290
Expense				
Emergency Fund	955	1,000	0	1,000
Insurance	1,196	1,350	1,165	185
Landscaping				
Professional Landscaping Svcs	1,550	3,325	175	3,150
Volunteer Landscape Materials	390	500	0	500
Total Landscaping	1,940	3,825	175	3,650
Legal				
Legal Fees (Lawyer)	1,103	1,500	0	1,500
Other Legal	50	500	0	500
State Registration	30	30	30	0
Total Legal	1,183	2,030	30	2,000
Maintenance				
Miscellaneous Mntc	28	500	0	500
Pavilion Maintenance	113	1,500	0	1,500
Total Maintenance	141	2,000	0	2,000
Office & Admin				
Office Supplies & Admin Exp	533	600	339	261
Website Operations	0	225	451	-226
Total Office & Admin	533	825	790	35
Taxes				
Property Tax	435	500	0	500
Total Taxes	435	500	0	500
Utilities				
Electricity Utilities	1,470	1,560	482	1,078
Water Utilities	432	432	144	288
Total Utilities	1,902	1,992	626	1,366
Total Expense	8,284	13,522	2,786	10,736
Net Income	3,211	-2,122	7,324	-2,052
Outstanding A/R	2,440	---	4,540	---
Bank Balance/Forecast	24,802	36,202	35,517	25,466