



Spivey Orchard Estates Homeowner's Association
P.O. Box 2151
Jonesboro, GA 30237

ANNUAL HOMEOWNERS MEETING
January 25, 2023
6:00 p.m.

The Spivey Orchard Estates Homeowners Annual Meeting was held on January 25, 2023, in the Lake Spivey Recreational Center Community Room on Walt Stephens Road. Please see the list of attendees at the end of these minutes.

The meeting was called to order at 6:12 p.m. Michael Brown recognized Commissioner DeMont Davis, who gave a brief update on various county issues and events of note. He reported that State Representative Mike Glanton has resigned, and his seat will be on the same ballot as the Clayton County Sheriff's election in March. Chris Storey, candidate for Clayton County Sheriff, presented his platform to those present. A representative of Clarence Cox's campaign spoke briefly in Mr. Cox's absence.

Secretary's Report—Debra Durden presented the minutes from the January 18, 2022, annual meeting. Greg Durden moved the minutes be approved, and Lee Mathes seconded the motion. The minutes were approved. There was no correspondence to report.

Treasurer's Report and 2023 Budget—Jackie Lee presented the treasurer's report for 2022. Handouts for the year-end balances and the 2023 Budget were provided at the meeting. There were several questions concerning expenditures in 2022, and Ray Hill asked that the questions be tabled until after the ACC Report, as most questions would be answered by his report. Jackie then explained the 2023 Budget, based on our expenditures in 2022. She also explained why the Board had to use some of the Reserve Fund to cover expenses last year. Lou Hisel suggested that the 2023 Budget allow for new Christmas decorations. Ray offered to estimate the cost of such a purchase and report his findings to the HOA Board. It was then suggested that dues be raised by 10% to \$740 a year to meet the needs for necessary repairs and to begin to build the Reserve Fund back to its former amount. It was asked how much we should maintain in the Reserve Fund, and Jackie explained that the amount should be 1.5 times the total of annual dues collected. At this point in the discussion, Clarence Cox, candidate for Clayton County Sheriff, entered the meeting, and the discussion was halted so that he could be introduced and present his platform.

Following Mr. Cox's presentation, discussion resumed concerning the budget and 2023 dues. Lou Hisel moved and Greg Durden seconded that the 2023 Budget be accepted,

and the motion was approved. Lou Hisel then moved that dues be increased to \$740 a year, Ray Hill seconded the motion, and the motion was approved by the majority of those present. Dues may be paid by check to the HOA post office box, paid through Cash App #470-526-6707, or placed in Jackie's umbrella stand on her front porch. Dues may be paid starting today, but the deadline for payment is March 31st.

A.C.C. Report—Ray Hill, chair of A.C.C., reported the committee met several times during the past year to approve requests for property and/or landscape changes, including tree removal, and to discuss covenant violations. He also reported that two clean-up letters were sent fall and spring as reminders to homeowners to keep their yards clean and homes in good repair. A new pool entry system is in place. Most homeowners have picked up their fobs, and the keypad has been changed. Entrance lights have been added, and a new camera has been purchased to replace the one that was stolen. Ray also presented a list of possible upcoming repairs and additions to beautify the neighborhood, but all of this depends on available funds. The list included the following:

- Improvements to the entranceways with plantings
- Pressure-washing street curbs
- Removal of some trees around the pool area to prevent root damage
- Tennis court repair

Just as a reminder, a "change form" is needed for any updates or changes to homeowners' properties. Once the form is presented, it should take 48-72 hours for a response from the A.C.C. Mike Brown then gave a brief update on the Goldens' ongoing renovation.

Election of Officers and Board Members—Ray Hill was nominated and elected to serve as President of the HOA. Mike Brown, Debra Durden, and Jackie Lee were elected to serve another year in their present posts as Vice-President, Secretary, and Treasurer. Ray then asked if there were any present who would like to serve on the board as a director. Dan Hughes was elected to serve. As Ray will be serving as President, he recommended that Arre Kennedy serve as A.C.C. chair. Arre was approved.

There being no further business, the meeting was adjourned at 8:05 p.m.

Respectfully submitted,

Debra Durden

Debra Durden, Secretary
Spivey Orchard Homeowners Association

HOA Attendance**Annual Meeting****January 25, 2023**

Arre Kennedy
Bill Miller
Christopher Sandifer
Clarence McCray
Clive & Elaine Gillies
Dan & Betty Hughes
Greg & Debra Durden
Jackie Lee
Joe & Annette Grubbs
Ken & Maria Days
Lee & Martha Mathes
Michael Brown
Phong Tran
Ramanuj & Chanda Sharan
Ray & Antoinette Hill
Rhonda Jordan Shinall
Sonya & Alvin George