



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

HOA BOARD MEETING
March 4, 2023

The Spivey Orchard Estates Homeowners Board met March 4, 2023, at 4:30 p.m. at the home of Ray Hill.

The meeting was called to order at 4:30 p.m. by HOA President Ray Hill. Ray introduced Arre Kennedy as the new ACC Chairman. Ray also had everyone sign in with their contact information.

New Business

Jackie Lee gave the Treasurer's Report (handout provided to all present). At present, 17 homeowners have paid their 2023 dues. Partial dues have been paid by one homeowner (rental home) and will remit the remainder. Approval of the Treasurer's Report was moved and seconded. The motion passed.

Ray suggested a letter be sent to homeowners who have not paid, reminding them that March 31st is the deadline for payment. It was also suggested that a fine of \$50 be added for every month the payment is late, up to \$150. A lien will be placed on the homeowners' property if not paid by June 30th. Facilities such as the pool and tennis court cannot be used if dues are delinquent.

Ray then asked everyone to read the letter he plans to send to street captains and to let him know if any changes need to be made. Presently, the following are listed as street captains:

- Deborah Smith
- Brittney Tucker
- Sabrina Kennedy
- Joy Lanier
- Rhonda Shinall

ACC Report

There was no ACC Report as Arre Kennedy has just taken over as Chair. He will study the Covenants and Bylaws and will meet with Ray to discuss responsibilities. At this point, Ray suggested that there be separate Chairs for the Pool/Tennis Courts and Landscape. Lou Hisel moved that the above Chairs be members of the ACC and report to the ACC Chair. Joy seconded the motion. The motion was approved.

Report from the Goldens

Mr. Golden arrived at this time and reported on the ongoing renovation to his home. His architect has had to redraw the plans several times to gain approval from the county planning board. Thus far, approval has not been forthcoming, and they have not been able to proceed. If the most recent plans are not approved, they will proceed with a simpler solution, such as repairing only the façade of the home. Mrs. Golden later joined the meeting as well.

Return to Discussion of HOA Chairs

Following the update from the Goldens, discussion returned to the previously approved motion concerning property chairs. Ray asked Joy Lanier if she would serve as Pool/Tennis Chair, but she did not feel she knew enough about how to care for a pool. It was suggested that Ricky, our pool tech, could teach whatever is needed to whoever serves in that capacity. We will also need someone to serve as Landscape Chair.

Ray would like to see the entrance ways improved and is getting estimates for doing so. He is also seeking bids for improving the pool area and pool house. Some trees will need to be removed to prevent root damage around the pool. He will bring any bids to the board for approval, as well as get landscapers to come to a board meeting to talk with the board about their plans.

HOA Policy Issues

Ray asked for clarification on board members and whether they are or should be the same as street captains. It was suggested that everyone take time to read the Bylaws and plan for discussion at the next meeting. Joy moved and Lou seconded to table the discussion of the Bylaws until the next meeting. The motion passed.

Ray stated that the HOA board members elect the officers, so at future annual meetings in January, board members will be elected first, and then they will elect the President, Vice President, Secretary, and Treasurer.

Ray also asked about the procedures we have in place for requesting and spending funds. Jackie stated that she needs a bill from anyone or any business requesting payment from the HOA.

Website

Ray reported the need to update the website and asked if anyone would be interested in taking on that task. Debra Durden stated that her husband would have the skills to do so but would need the credentials from the previous webmaster. Arre stated that his wife Sabrina might also be interested. Ray will check with Mike Brown as to who has the credentials.

There being no further business, the meeting was adjourned at 5:45 p.m.

Respectfully submitted,

Debra Durden

Secretary, Spivey Orchard HOA