



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

HOA BOARD MEETING
July 6, 2023

The Spivey Orchard Estates Homeowners Board met July 6, 2023, at 6:00 p.m. at the home of Ray Hill.

The meeting was called to order at 6:02 p.m. by HOA President Ray Hill. The minutes of the March 4, 2023, meeting were approved.

Old Business

Under Old Business, Ray reported on the following items:

- Reminders were sent to homeowners concerning annual dues, when they are due, and penalties for not complying (March 6, 2023).
- Letters were sent to street captains outlining their duties and responsibilities (March 6, 2023).
- Letters were sent to homeowners concerning updates to the neighborhood (May 3, 2023).
- Work was completed on the entrance ways.
- All homeowners' dues were collected as of May.
- The community website was updated by Sabrina Kennedy.
- The pool opened with new furniture on June 3, 2023.
- A new communications system has been installed at the pool, and a leak has been repaired in the men's restroom.

New Business

Treasurer's Report—Jackie Lee gave the Treasurer's Report (handout provided to all present). As stated under old business, all homeowners have paid their 2023 dues. Income collected is \$40,700. Jackie informed the board of miscellaneous income in the amount of \$4,586.97, which came from insurance for the camera replacement and a water bill reimbursement. She also reported that we are running over our budgeted amounts for operating and landscape expenses. Pool expenses are running slightly under budget. Thus far, no tennis court expenses have been disbursed. Approval of the Treasurer's Report was moved and seconded. The motion passed.

ACC Report—Arre Kennedy then presented the ACC Report. He will contact those who are renting the home on Orchard Walk about cutting their lawn. If they have moved, as some believe has happened, the leasing company will be contacted to pay for lawncare.

The ACC will continue to approve change requests, send cleanup letters to all homeowners, and identify covenant violators. Ray encouraged Arre to hold at least two ACC meeting a year. He also asked Arre to thank Sabrina for her work on the Spivey Orchard Estates Website.

Pool and Tennis Court— We still need a volunteer to chair the pool and tennis committee.

Street Captains' Report—our newest neighbors, the Buskys, were presented with a gift card as a welcome gift.

One-time Assessment Fee

Ray proposed a one-time assessment fee be levied to pay for repairs at the pool and tennis court. Those present discussed how much should be paid per property and how best to present this possibility to homeowners. It was suggested that each property owner pay \$500. What our covenants allow was also discussed. It was decided that an informal survey would be taken first. Debra and Joy agreed to work on the wording of the survey.

Community Concerns/Other Issues

Ray reported that the Goldens have received approval for work on their home and should begin construction in two weeks. He also expressed the need for repair of street curbs at the entranceways and the Georgia Power line that drops low at the west entrance. Ray also reported that we have recently had issues at the pool, including trespassers, loud music, and alcohol/drug use. No action was taken on these issues at this time.

There being no further business, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Debra Durden

Secretary, Spivey Orchard HOA