

Meeting called to order by President, Nicky Ford at 7:35 pm.

Attendees: Nicky Ford, BJ Kurjack, Melissa Jayne, Alford Arnold, Sue Goodman

Secretary Report: Sue Goodman presented minutes of November 2016 meeting. Minutes ready and approved.

Treasurers Report: Alford Arnold reports that only 8 homes have not paid 2017 dues. Two of the homes are empty; one homeowner will pay by Feb. 28, and one check in mail from Management Comp.

2017 OUTSTANDING DUES TO DATE:

556 Creekstone Drive

220 Reeves Creek Way

552 Creekstone Drive

155 Spivey Glen Drive

OUTSTANDING BACK DUES- all on payment plans and currently paying off balance.

445 Emerald Trace

1005 Chad's Ridge

403 Emerald Trace

155 Spivey Glen Drive

Discussed need for 2017 Budget for year. Most likely about \$13,575 but will need to determine projected costs. Agreed that need to have contingency amounts in savings for unexpected expenses.

Currently Savings: \$2458

Checking: \$24,651

Melissa offered to work with Alford to present budget at Annual meeting.

Citation(S): Nicky reports sent the following to:

305 Emerald Trace- parking on front lawn

Old Business:

Annual Homeowners Meeting discussed and following date determined: April 18 or 25<sup>th</sup> (depending on availability of Lake Spivey CC Meeting Room- Nicky to reserve.

Notice of yearly meeting will need to be published 15 days prior to meeting date.

New Business:

Discussion regarding need to review and amend current CCR's. Melissa proposes Board read CCR's and via email with make suggested changes. These will then be presented to attorney for HOA.

1. What to delete
2. What to modify
3. What to add

BJ will check to see if he has a editable CCR and will send out to Board Members.

Next Board meeting: March 21 (3<sup>rd</sup> Tuesday) to work on CCR's.

April 11 to finalize for Annual Homeowners meeting.

Respectfully Submitted:

Sue Goodman, Secretary SGHOA Board

