



HOME OWNER'S ASSOCIATION
998 FORSYTHIA COURT
JEFFERSON, GA 30549

HOA Board Meeting Minutes

2/03/2026

Call to Order: 5:30pm

Roll Call: Bill Connell, Steve Ross, Robert Reafler, Melanie Hellman, Carol Johnson

Witnesses: Brian Johnson

Approval of Last Meetings Minutes: Steve Ross made motion to approve; Melanie Hellman 2nd

Presentation of Reports

Treasurer's Report:

Treasurer's Report
2-3-2026

The following is confirmed by current Bank OZK account info, Moneyspire accounting program, and the Budget Summary.

- Bank OZK Checking Balance as of 2-3-2026
 - Available Balance = \$52,095.75
 - Outstanding Funds = \$ - 803.16
 - Final Balance = \$51,292.59
 - Reserve Fund = \$16,126.45
 - Total Funds = \$67,419.04

- Moneyspire Accounting Checking as of 2-3-2026
 - Available Balance = \$52,095.75
 - Outstanding Funds = \$ - 803.16
 - Final Balance = \$51,292.59
 - Reserve Fund = \$16,126.45
 - Total Funds = \$67,419.04

- 2024 Budget Summary as of 2-3-2026
 - Available Balance = \$67,419.04 includes Checking and Reserve

All bills for January have been paid.



HOME OWNER'S ASSOCIATION
998 FORSYTHIA COURT
JEFFERSON, GA 30549

Our budget appears to be on schedule at this time.

All Dues have been paid for 2026. We received \$1,200.00 in initiation fees in January. We have one home owner placing his home on the market during February.

Landscape and Architectural Report:

All services for January were performed; grasses and bushes were trimmed. Yards are dormant.

Activity Report:

Chair Aerobics resuming Mondays and Thursdays at 10:00am

Ladies Luncheon will be held at Beef O'Brady's on Friday, February 20th.

Carol Johnson has developed a CPR/First Aid Class for our residents on Saturday, February 28th at the clubhouse. Cost is \$25.00 per resident with a minimum of 12. There are 10 residents signed up now.

Hospitality Report: No new residents during January.

OLD Business:

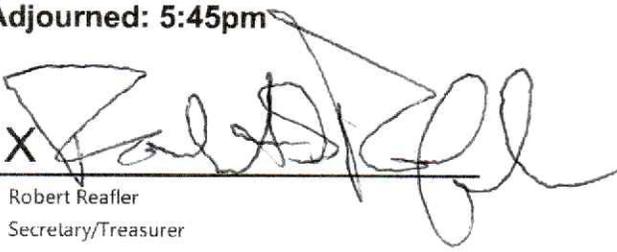
1. The Entrance Gates have had the Cell Hub and Circuit Board replaced on January 16th. Function has been tested and seems to be operating without issue.
2. Federal and State Income Taxes were filed; \$51.00 in Federal Taxes were paid and \$9.00 in State Taxes were paid for a total of \$60.00.

NEW Business:

1. The Board will discuss and approve the quote from P&R Access to replace the safety loop for the entrance gates. During the repair and testing on January 16th, it was determined the loop was not working.

All 5 Board members approved P&R Access's Quote # 1372 for \$1,075.00

Adjourned: 5:45pm

X 
Robert Reaffler
Secretary/Treasurer