



HOME OWNER'S ASSOCIATION
998 FORSYTHIA COURT
JEFFERSON, GA 30549-3336

**HOA Board Meeting Agenda
July 1st, 2025**

Call to Order: 5:30pm Connie Perkins called to order; Melanie Hellman 2nd it.

**Roll Call: Bill Connell; Donna Harvey; Melanie Hellman; Steve Ross; Connie Perkins;
Robert Reafler**

Witness: NONE

Approval of Last Meetings Minutes: Connie Perkins 1st; Melanie Hellman 2nd

Presentation of Reports:

Treasurer's Report
6-30-2025

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

- Bank OZK Checking Balance as of 6-30-2025
 - Available Balance = \$ 38,822.69
 - Outstanding Funds = \$ -350.35
 - Final Balance = \$ 38,472.34
 - Reserve Fund = \$ 7,609.68
 - Total Funds = \$ 46,082.02

- Moneyspire Accounting Checking as of 5-31-25
 - Available Balance = \$ 38,822.69
 - Outstanding Funds = \$ -350.35
 - Final Balance = \$ 38,472.34
 - Reserve Fund = \$ 7,609.83
 - Available Balance = \$ 46,082.02

Budget Summary Report = \$ 46,082.02 includes Checking and Reserve

All bills for June have been paid. Our Budget is on track at this time.

We will be transferring \$2,500.00 from our checking account to our reserve account on 7-2-2025 as the semi-annual reserve account update. **Board Majority approved Transfer**

Landscape and Architectural Report: It appears as landscaping is going on schedule with one complaint.

Activity Report: Ladies Luncheon at Beef O'Brady's at the Kroger Shopping Center, First Scrabble Game Group had 6 people attend, In discussion with Jason at Outback and looking to schedule at date some two weeks out. Cost is now \$35.00 per person. **Tentatively proposed for 2 week in August**

Hospitality Report: No new residents to greet

Old Business

The vote count on the Gate Timing did not provide a simple majority to qualify for making any changes.

NEW Business: None reported

Adjourned: **5:40pm – all approved**

X Constance Perkins

Constance Perkins
HOA Secretary

NORTHMINSTER PLACE HOA 2025 BUDGET SUMMARY

	PROJECTED	ACTUAL	REMAINING
2025 TOTAL REVENUE	\$ 66,823.58	\$ 65,258.58	\$ 1,565.00
EXPENSES			
LANDSCAPING - OVERALL	\$ 44,496.25	\$ 21,339.48	\$ 23,156.77
MAINTENANCE COSTS - Gate & Pond, Tree removal in common areas, etc.	\$ 3,576.02	\$ 2,655.39	\$ 920.63
MISCELLANEOUS EXPENSES - OFFICE, CLUBHOUSE, GATE, COMMON AREA	\$ 2,008.50	\$ (100.00)	\$ 2,108.50
JACKSON EMC - ELECTRIC	\$ 4,760.64	\$ 2,271.87	\$ 2,488.77
LEGAL FEES - Filings, questions, etc	\$ 2,500.00	\$ 120.00	\$ 2,380.00
CLUBHOUSE FURNISHINGS AND SUPPLIES	\$ 455.88	\$ -	\$ 455.88
CLUBHOUSE, GATE, & COMMON AREAS INSURANCE	\$ 1,751.20	\$ -	\$ 1,751.20
CITY OF JEFFERSON -WATER	\$ 849.16	\$ 451.80	\$ 397.36
GO DADDY WEB HOSTING	\$ 218.22	\$ 203.88	\$ 14.34
GATE CELL SERVICE	\$ 99.60	\$ 47.70	\$ 51.90
BANK OZK BANKING FEES	\$ 28.00	\$ -	\$ 28.00
PROPERTY TAXES	\$ 3.73	\$ -	\$ 3.73
TOTAL EXPENSES	\$ 60,747.20	\$ 26,990.12	\$ 33,757.08
SUMMARY			
TOTAL REVENUE	\$ 66,823.58	\$ 65,258.58	
TOTAL EXPENSES	\$ 60,747.20	\$ 26,990.12	
REMAINDER in Checking Account	\$ 6,076.38	\$ 38,268.46	
2024 Reserve Account	\$ 7,605.93	\$ 7,605.93	
2025 Reserve Account	\$ 4,536.00	\$ 2,503.75	
TOTAL FUNDS AVAILABLE	\$ 18,218.31	\$ 48,378.14	