



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

HOA Regular Board Meeting Minutes

August 4, 2026

Call to Order: 5:30pm

Roll Call: Bill Connell, Steve Ross, and Melanie Hellman

Robert Reafler and Carol Johnson was absent due to travel plans.

Witnesses: NONE

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

Presentation of Reports

Treasurer's Report:

Treasurer's Report
8-4-2026

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

- Bank OZK Checking Balance as of 8-4-2026
 - Available Balance = \$38,050.95
 - Outstanding Funds = \$ -4,177.29
 - Final Balance = \$33,873.66
 - Reserve Fund = \$18,142.45
 - Total Funds = \$52,016.11
- Moneyspire Accounting Checking as of 8-4-2026
 - Available Balance = \$38,050.95
 - Outstanding Funds = \$ -4,177.29
 - Final Balance = \$33,873.66
 - Reserve Fund = \$18,142.45
 - Total Funds = \$52,016.11
- 2024 Budget Summary as of 8-4-2026
 - Available Balance = \$52,016.11 includes Checking and Reserve

All bills for July have been paid. The outstanding funds include Landscaping, Jackson EMC, and Water Bill payments. These outstanding funds will be cleared on or before the 10th of this month.

Our budget appears to be on schedule at this time. All Dues have been paid for 2026. The home of Karen and Don Shaw was sold on 7-31-2026. The new residents are Roderick and Charlotte Koon. We are expecting the initiation fee over the next 10 days or so. We have one home owner remaining that has their home on the market.

Landscape and Architectural Report:

All services for July were performed. Services were delayed during the last week of July. Colby advised they will catch up on Monday or Tuesday for bush trimming and lawn services. He will be allowing us a service credit for that missed week. We also were charged for a fuel surcharge due to the significant price increases in fuel. He has apologized for those issues, part of which was due to the wet ground and heavy rain.

Activity Report:

Chair Aerobics are continuing Mondays and Thursdays at 10:00am

Ladies Luncheon will be held at the Carriage House Buffet of Jefferson on Friday, August 21st, at 11:30am. RSVP Carol Johnson for number of attendees. The game night for Friday, August 14th at 5:30pm, contact Barbara Robbins. Carol has planned the Outback Dinner to be on Wednesday, August 12th at 5:30pm. The cost is \$35.00 per person. The menu was published in the August newsletter which is online.

Hospitality Report:

We will be greeting the new residents during August.

OLD Business:

1. All systems with the entrance gates are performing well. All issues have been corrected. Jackson County EMS has been issued 17 UHF gate tags for their EMS units. Bill Connell has been reimbursed \$137.70 for the cost of the tags by the HOA.
2. The Board retracted the tentative approval for Theresa Le's request to allow her 18yoa daughter to "visit" her home while attending classes at UGA. This action was taken due to the Board receiving 10-12 complaints from home owners about this not being allowed under our Covenants.

NEW Business:

1. After the series of complaints received in July, the Board is to review the Covenants Sec. 6.21. The purpose of this review is to determine the Board's approach to allowing consideration of any special circumstances contained in those specifications. This may adversely impact existing home owners.

Board members reviewed the attached Sec. 6.21 and reviewed the highlighted comments. Their determination was that the Board had the right and authority to issue the variance to Theresa Le. A discussion followed indicating that several home owners were in violation of the 30-day maximum visit rule by allowing their grandchildren numerous visits with a calendar year. In addition, there is no provision for continuous hospice care within the bounds of the community. Another point was the premise that 1 or more individuals made suggesting an attorney be involved on their behalf. The determination is that, if the HOA is sued and penalized, the entire community is required to compensate that complainant.



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2. During the Open Board meeting on Tuesday, September 1st, the Board shall announce the schedule for the nominations and elections of the 2027 Board members that their terms will expire.

All members acknowledged this activity and agreed to proceed. The open positions will be President, Vice-President, and Landscape Director. If someone wishes to assume the Secretary's position they may do so for only the remaining 2027 term.

Adjourned: 5:47pm

X 

Robert Reafler
HOA Secretary

6:21 Occupancy of the Single-Family home. Homes in Northminster Place are to be used for single-family residents (refer to Covenants 6.02 Residents Use).

- (a) Age Restrictions. The Association expects 100% of the units, if occupied, shall be occupied by at least one person 55 years of age or older. Occupancy is restricted to the situations set out in this paragraph, temporary and limited absences excepted. Also exempted are instances where such qualifying occupancy involuntary ceases due to death, physical, or mental disability of the qualifying person 55 years of age or older. Also exempted from the provisions of this subsection (a) shall be properties not in compliance with such provisions at the time of the recording of this document; all instances of this exemption will cease upon any subsequent conveyance of the lot of residence by sale or inheritance becoming in compliance herewith or otherwise.

There shall be no child or children under the age of twenty-one (21) years of age in residency in the subdivision. Children under the age of twenty-one (21) years of age may visit the property for a period of not more than thirty (30) days in any one calendar year. No children under the age of eighteen (18) years of age may use the recreational facilities unless accompanied by an adult resident.

- (b) Verification of Occupancy: A census shall be taken every two years for every residence in the Northminster Place Jefferson Home Owners Association to confirm that the above occupancy requirements have been met. The Board shall maintain a record of this survey for the purpose in required inspections. The following documentation shall be used to verify the age of the residents. A self-certification of his or her age by an individual such as a driver's license, birth certificate, passport, military identification, or any local, state, or national official document containing a birth date of comparable reliability. An affidavit from someone who knows the age of the occupant(s) and states his/her basis for the knowledge. In the event there is a change in the occupancy shall immediately notify the Board of Directors of the Association writing of such a change.
- (c) Northminster Place Home Owner's Association will only allow your spouse, significant other, or partner to live in your home providing at least one is Fifty-five (55) years of age or older. Anyone living with you before May 24th, 2024 that is not your spouse or significant other will be grandfathered in. The Association understands there are certain conditions that we may allow for. Some of the exceptions are financial situations (a person lost the ability to afford the home independently), caretakers taking care of the husband, wife, or significant other due to health issues, taking care of a special needs child (need to have family support and not being able to live on the own), parents that must or need to live with you due to health or financial (lost the ability to afford a house) issues. Also, if you have to become a caregiver due to some unexpected happening and the child has no other place to live, then they can stay until the age of 21. If your children must stay with you while they are moving, building a house, or lose their job, then the limit is six (6) months. If a longer time of more than six (6) months is needed, then the Board must know how much additional time is needed and why. At that time the Board must vote to approve the additional time. Any and all the above exceptions must be presented to the Board and approved by the Board.