



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

HOA Open Board Meeting Agenda

June 2, 2026

Call to Order: 5:30pm

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

Witnesses: Kim Marks, Roger Marks, Brian Johnson, Barbara Robbins, Dave Robbins, Ron Weese, Patty Weese, Mike Stevens, and Nancy Reafler.

Approval of Last Meetings Minutes: Melanie Hallman Approved, Robert Reafler 2nd.

Presentation of Reports

Treasurer's Report:

Treasurer's Report
6-2-2026

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

- Bank OZK Checking Balance as of 6-2-2026
 - Available Balance = \$48,063.99
 - Outstanding Funds = \$ -4,090.90
 - Final Balance = \$43,973.09
 - Reserve Fund = \$16,134.40
 - Total Funds = \$60,107.49
- Moneyspire Accounting Checking as of 6-2-2026
 - Available Balance = \$48,063.99
 - Outstanding Funds = \$ -4,090.90
 - Final Balance = \$43,973.09
 - Reserve Fund = \$16,134.40
 - Total Funds = \$60,107.49
- 2024 Budget Summary as of 6-2-2026
 - Available Balance = \$60,107.49 includes Checking and Reserve

All bills for May have been paid. The outstanding funds include Landscaping, Jackson EMC, and Water Bill payments.

Our budget appears to be on schedule at this time. All Dues have been paid for 2026. We have two home owners that have their homes on the market.

Landscape and Architectural Report:

All services for May were performed. There were 3 known complaints regarding that service on May 25th. Melanie Hellman addressed those issues with Colby. 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 Beef O'Brady's on Friday, June 19th, at 11:30am. RSVP Carol Johnson for number of attendees. The game night for Friday, June 12th at 5:30pm, contact Barbara Robbins. Gwinnett Stripers Game, Wednesday, June 3rd, 12:05pm, Contact Carol Johnson.

Hospitality Report:

No new residents during March. There are 2 homes currently on the Market.

OLD Business:

1. P&R Access replaced the Cell Hub and software on May 5th. The new system is operating well. There have been no outages. The new phone APP is operating as it was advertised. The new PIN codes are also operating properly. The "clickers" are functioning with the new system without issue.

NEW Business:

1. As of today, June 2nd, we added a RFID scanner to the gates. This enables vehicles to enter the gate without the need of operating entry requests manually. This should improve access "hands free". After the equipment has been installed and tested. We are currently offering RFID windshield tags to be installed on vehicles so the vehicle opens the gate when approaching. This addition is privately funded. This does not cost the HOA any funds. Due to entering data for these tags, it may take a couple of days for everyone to gain access.
2. On June 1st, we received a request for info from a family regarding our 55+ requirements. Bill Connell replied to that request (see attached).

Roger Marks questioned if EMS units will be issued RFID Tags. Bill Connell advised that it may be difficult to issue the tags to all EMS units since there is no practical way to identify which units may be dispatched. Bill also advised that Jefferson Fire is continuing to respond to critical calls and they used their keys to open gates. EMS and Police are using the new codes to enter the gates and logs show they are gaining access to our property.

Mike Stevens inquired about an order of Pine Straw that he placed on April 25th with no acknowledgement of the order. Melanie Hellman stated that she would follow up with Colby to find out the status of his order. She would inform him directly.

Adjourned: 5:44pm

Robert Reafler, Secretary





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

DATE: June 1, 2026
TO: Joni Green
FROM: Bill Connell, Northminster Place Jefferson HOA, Inc.
SUBJECT: 918 Camellia Lane, Jefferson, GA 30549 (Lot #37)

Dear Ms. Green,

I received your request for information regarding the property listed above. I have attached your email for our records. You may download our Covenants and By-Laws via our website "northminsterplacehoa.com".

The following is an excerpt of our Covenants for your information and review.

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.

The HOA Board of Directors are holding firm to this requirement for the well being of our community and to provide the community expectations as advertised when this subdivision was created.

I hope this clarifies our position and we understand your views. However, we must reject your request to obtain the listed property as your family would not be accepted as stated above.

Respectfully,

Bill J. Connell

Northminster Place Jefferson HOA, Inc.

Subject: Fwd: HOA Inquiry
From: Joni Green <jonig28@gmail.com>
Date: 6/1/2026, 7:31 AM
To: wjconnell54@gmail.com

Sent from my iPhone

Begin forwarded message:

From: Joni Green <jonig28@gmail.com>
Date: May 31, 2026 at 2:54:29 PM EDT
To: wjconnell54@gmail
Subject: HOA Inquiry

Good morning ,

I'd like to introduce myself, my name is Joni Green. I had inquired with a realtor about a listing at 918 Camellia Ln. and she suggested I reach out to you directly with my inquiry.

My husband will be 55 on July 7th and we've been married 28 years. He is a long time employee with Regions Bank and I work from home. We are a quiet family who takes great pride in our home, lawn and curb appeal. All this said to give you a little picture of who we are. We have a wonderful very mature 13 year old daughter who does not ride a school bus. I'm blessed that with working from home I've always able to take her back and forth from school. I just wanted to ask if a consideration could possibly be made that would allow us to consider the home for sale in your wonderful community? Thanks for your time and I look forward to hearing back from you.

Sincerely,
Joni Green

Sent from my iPhone