



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

HOA Board Meeting Minutes

April 7, 2026

Call to Order: 5:30pm

Roll Call: Bill Connell, Robert Reafler, Carol Johnson (Steve Ross and Melanie Hellman were absent)

Witnesses: Gerry and Sue Copley, Merle Milburn, Sandy Copeland, Sharyn Lysault, Jean Lawrence, Ron & Patty Weese, Brian Johnson, David White

Approval of Last Meetings Minutes: Carol Johnson approved, Robert Reafler 2nd

Presentation of Reports

Treasurer's Report:

Treasurer's Report
4-7-2026

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

- Bank OZK Checking Balance as of 4-7-2026
 - Available Balance = \$51,084.06
 - Outstanding Funds = \$ -4,120.07
 - Final Balance = \$46,963.99
 - Reserve Fund = \$16,134.40
 - Total Funds = \$63,098.39
- Moneyspire Accounting Checking as of 4-7-2026
 - Available Balance = \$51,084.06
 - Outstanding Funds = \$ -4,120.07
 - Final Balance = \$46,963.99
 - Reserve Fund = \$16,134.40
 - Total Funds = \$63,098.39
- 2026 Budget Summary as of 4-7-2026
 - Available Balance = \$63,098.39 includes Checking and Reserve



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

Our budget appears to be on schedule at this time.

All initial Dues have been paid for 2026. The remaining split dues are due on or before April 15th. We have two home owners that have their homes on the market.

Landscape and Architectural Report:

All services for March were performed. Yards starting to green.

Activity Report:

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

Ladies Luncheon will be held at the clubhouse on Friday, March 17th, at 11:30am. This is a catered salad lunch with iced tea and water, cost is \$14.00 per attendee which covers meal, drinks, and tip. Contact Carol Johnson for payment and information. The game night for Friday, May 8th has been changed to Friday, May 1st. Contact Barbara Robbins.

Hospitality Report:

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

OLD Business:

1. **The Board shall respond to questions regarding the proposed changes to the Covenants and By-Laws as presented during the March Open Meeting.**

Question from Jean Lawrence regarding the height of the screens, Bill Connell explained the maximum height was spelled out in the amendment. Merle asked if plastic could be a screen, Bill Connell stated probably not. Sandy Copeland asked if the ballot required us to vote on the fences and the privacy screens. Bill Connell advised no vote on the fences since it was previously adopted since the Covenants were adopted. The only modification of the exemption was to clarify privacy screens if determined to be necessary.

Question regarding the change to allow combining two officer positions into one. Bill Connell advised any two officer positions could be combined into one except for the President. Also, the second change was to clarify the changes and to improve the language.

Bill Connell advised the ballots would be sent out about April 14th.



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2. The dead bushes at the clubhouse have been replaced by Melanie Hellman, Steve Ross, David White, and Roger Hellman.

NEW Business:

1. The Board has received a request from the Stocker's to change the color of their siding from SW7633 to SW9126 which is an existing color within the community and found on the clubhouse and other homes.
2. A reminder will be sent out on April 8th regarding those home owners that chose the split payments of their 2026 annual dues which are due on or before April 15th.
3. We will be acquiring quotes for mulch needed at the clubhouse and the lot area on Lakeview Bend Cir.

Adjourned: 5:55pm

A handwritten signature in black ink, appearing to read "Robert Reafler", is written over a horizontal line. To the left of the signature, there is a small "X" mark.

Robert Reafler
Secretary/Treasurer