



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

HOA Board Meeting Agenda

1/07/2025

Call to Order: Bill Connell called to order

Roll Call: Bill Connell, Steve Ross, Connie Perkins, Melanie Hellman, Marion Mahaffey, and Donna Harvey

Witnesses: Val Soukup, Richard & Collen Pfund, Rita Arritt, Robert Reafler

Approval of Last Meetings Minutes: Marion Mahaffey made a motion to approve minutes and

Donna Harvey 2nd it

Presentation of Reports

Treasurer's Report:

Bill Connell will be finalizing the HOA Income Tax filings for 2024

Landscape and Architectural Report:

Merle Milburn has requested approval to install a yard fence. Melanie Hellman should follow up on this request.

Activity Report:

Chair Aerobics resuming Mondays and Thursdays at 10:00 am

Ladies Luncheon will be held at Johnny's Pizza on Friday January 27th

Hospitality Report:

An appreciation dinner was held on January 4th for the outgoing and incoming Board Officers. Ms Mahaffey is always open to suggestions on way to make all residents in our community to feel welcome

Will set a date for chili, soup and salad at clubhouse



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OLD Business:

1. **Review the proposal requested by Robert Herzog, Comcast Cable, regarding the installation of a new utility within Northminster Place. All of their installation will be underground. Each Board member will be prepared to vote to accept/deny this proposal.**

Melanie Hellman made motion to have Xfinity cable put in neighborhood and Donna Harvey seconded.

Board Approved Installation with a written guarantee that all yards and grounds will be left in original condition. Bill Connell will obtain written guarantee.

2. **Advising Board of temporary housing use at 615 Lakeview Bend Cir. of Brock Volkman's son while his own home is under repair. This condition should be rectified by the end of February. This is allowable under the approved Covenants.**

Board approved situation and condition

3. **Bill Connell to send notice to remind residents that cars should not block the sidewalk**

4. **Board vote to accept or decline 2025 In the Shade landscape contract. –**

Approved unanimously.

5. **Board to discuss property line dispute regarding the removal of two trees located behind Patti Johnson's home at 629 Lakeview Bend Cir.**

Bill and Steve to walk the property to see if these trees are on NMP common property then NMP would be responsible for taken these trees down.

NEW Business:

1. **The Board will discuss and select the method to replace the open Treasurer Position for the remainder of 2025. Each member shall vote to recommend the best method.**

Robert Reafler was unanimously appointed to be treasurer for the remainder of this term which will be up for election in 2026.



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2. **Taking action regarding Bank OZK accounts signature updates. Removal of Barry Vickery and Dave Robbins from account and adding Steve Ross and Robert Reafler to account.**
3. **Sandy Copeland's issue with Judy Stubbs dog. Bill to send letter to Judy asking her to keep her dog in her yard with it's collar on.**

2025 HOA Board

President - Bill Connell

Vice President - Steve Ross

Secretary - Connie Perkins

Activities - Donna Harvey

Hospitality - Marion Mahaffey

Landscape/Architecture - Melanie Hellman

Treasurer, Robert Reafler was unanimously appointed to be treasurer for the remainder of Bill Connell's term, which ends at the end of this year of 2025.

Adjourned: Board adjourned at 6:36

Constance L Perkins