



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

HOA Board Meeting Agenda
April 1st, 2025

Call to Order: 5:26pm

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

Witness: John and Val Soukup

**Approval of Last Meetings Minutes: Connie Perkins approved and Donna Harvey
seconded**

Presentation of Reports

Treasurer's Report:

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

- Bank OZK Checking Balance as of 3-31-2025
 - Available Balance = \$ 41,552.08
 - Outstanding Funds = \$ -479.01
 - Final Balance = \$ 41,073.07
 - Reserve Fund = \$ 7,605.93
 - Total Funds = \$ 48,679.00

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Budget Summary Report = \$ 48,679.00 includes Checking and Reserve

All bills have been paid. In addition, \$479.01 pending on credit card for Jackson EMC, City of Jefferson (water bill) and gate cell bill.

Dues still to be paid (second half of dues) \$10,710 -17 homes

Landscape and Architectural Report: In the Shade contract services were back charged for a damage sewer clean out and a missed week. Lawn Services will begin on Mondays or Tuesdays to give them time to avoid weather delays.- Melanie will contact Colby to find out when they will be doing their services

Activity Report: Donna Harvey advises the chair exercise class will continue every Monday and Thursday at 10:00am.
Ladies Luncheon scheduled for April 18th will be held at Jefferson House Restaurant at 11:30am. Check our website calendar for details. Also, planning an Ice Cream Social and adding a group activity.

Hospitality Report: See Newsletter for Senior Celebration Day on May 9th. At the Agricultural Center

NEW Business:

1. Board to discuss Paint Color, Front Door and Shutter Change requested by John & Val Soukup at 975 Forsythia Court – All Board members approved
2. Board to discuss 3 changes to outside of home requested by David & Vicki White at 772 Lakeview Bend Cir
Project 1 – Install a new wooden wall 3-4 ft from property line. It will be called a privacy screen paint to match siding or trim color. – all board members approved.
Project 2 – want to extend patio roof. David will need to get a permit to put the roof. All board members approved as shown
Project 3 –wants to enclose patio – all members approved
3. Lev & Debbie Hartnup submitted a change to their Landscaping at the rear of their home located at 825 Lakeview Bend Cir. Board to discuss this request.- all board members approve
4. Connie & Greg Perkins submitted an exterior change request to enclose their back porch located at 907 Camellia Lane. Board to discuss this request.- all members approved
Project 2 – to fence in backyard – all members approved
5. Remind everyone that has not voted on the modifications to the Covenants to turn in ballots on or before April 5th at 5:00pm. Performed on 3-29-2025
6. Billy Harvey and Bill Connell performed maintenance on our gates which included updating timers (6:30am to 8:00pm), leveling control motor which had been damaged a few years ago, lubricating friction points, and resealing sensor loops in pavement.

Old Business

During the December Annual Meeting, some comments vocally opposed the annual dues increase after Bill Connell indicated the Estates Annual Dues were approximately



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\$1,980.00 per year. Some said it wasn't true based on their personal knowledge of residents only paying \$1,700.00 per year. Recently, a check of their dues was posted on a real estate web site of \$165.00 a month. This is an annual dues amount of \$1,980.00.

Adjourned: 6:27pm

X Constance Perkins

Constance Perkins
HOA Secretary