



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

**HOA Board Meeting Minutes  
May 6th, 2025**

**Call to Order: 5:27 per Bill Connell**

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

**Witness: Val & John Soukup; Rita Arritt**

**Approval of Last Meetings Minutes: Connie Perkins made a motion to approve; Marion Mahaffey 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 4-30-2025
  - Available Balance = \$ 45,753.68
  - Outstanding Funds = \$ -7.95
  - Final Balance = \$ 45,745.73
  - Reserve Fund = \$ 7,609.68
  - Total Funds = \$ 53,355.41
- Moneyspire Accounting Checking as of 4-30-2025
  - Available Balance = \$ 45,753.69
  - Pending CC Chagres = \$ -7.95
  - Reserve Fund = \$ 7,609.68
  - Total Funds = \$ 53,355.41
- 2025 Budget Summary as of 4-30-2025
  - Available Balance = \$ 53,355.41 includes Checking and Reserve

All bills for April have been paid. Pending Charge of \$7.95 is for the Gate Cell Bill.

Expenses included \$905.39 for clubhouse landscaping.

All Dues are current for 2025. Anticipated \$1,925.00 additional revenue for Lot #46.

Motion to approve; Marion Mahaffey and Melanie Mahaffey seconded

**Landscape and Architectural Report:** In the Shade contract services intend to schedule lawn services during the 1<sup>st</sup> half of each week to give them time to avoid weather delays.

**Activity Report:** Due to Donna Harvey's absence chair exercise classes have been cancelled for May.

Ladies Luncheon scheduled for May 16<sup>th</sup> has been cancelled. Check our website calendar for details. Also, planning an Ice Cream Social and adding a group activity. I need to send an email to find out if any residents have an ice cream machines to use for the ice cream social.

**Hospitality Report:** See Newsletter for Senior Celebration Day on May 9<sup>th</sup>. At the Agricultural Center

Bill Connell will advise Marion Mahaffey if and when the new residents move into Lot #46.

**NEW Business:**

1. The landscaping work at the clubhouse and the front gates was completed in April with the assistance of Melanie Hellman, Roger Hellman, Steve Ross, Sarah Ross, David White, Henry King, Merle Milburn, and Robert Reafler and Bill Connell.

We exceeded the approved amount of \$750.00 by \$155.39. Therefore, it is time to retroactively approve the additional expenditure. The Board must vote to approve. (See Attached) Unanimous Board Approval.

2. It is anticipated that Lot #46, 645 Lakeview Bend Cir, will close on May 20<sup>th</sup>, 2025. The buyers are Marsha and Richard Lynch. Bill Connell has already forwarded the closing letter to GSH Attorneys. This is a tentative schedule, so nothing is guaranteed at this point.

3. Need to discuss closing of NMP gates deferred to next Open Meeting on June 3<sup>rd</sup>.

**Adjourned:** Marion Mahaffey made motion to adjourned 5:47; Connie Perkins seconded

X Constance Perkins

Constance Perkins  
HOA Secretary



CLUBHOUSE LANDSCAPING SUPPLIES

APRIL 2025

DATE	RECEIPT #	PAYMENT METHOD	AMOUNT	ITEMS
4/3/2025	T-0575561	HOA CARD	\$565.79	CLUBHOUSE BUSHES
4/4/2025	33113	HOA CARD	\$ 32.40	PLANTING SUPLIES
4/7/2025	42593	HOA CARD	\$ 64.80	MULCH
4/7/2025	42650	HOA CARD	\$ 21.60	MULCH
4/8/2025	44060	HOA CARD	\$ 69.60	MULCH
4/11/2025	52881	HOA CARD	\$151.20	MULCH
		TOTAL	\$905.39	
		APPROVED	<u>\$750.00</u>	
			\$155.39	
5/6/2025		FINAL APPROVAL FOR OVERAGE	\$155.39	