



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

HOA Regular Board Meeting Minutes

October 6, 2026

Call to Order:

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

Witnesses: Jerry Copley, David White, Valerie Soukup, Brian Johnson

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

Presentation of Reports

Treasurer's Report:

Treasurer's Report
10-6-2026

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

- Bank OZK Checking Balance as of 10-6-2026
 - Available Balance = \$27,947.23
 - Outstanding Funds = \$ -4,196.15
 - Final Balance = \$23,751.08
 - Reserve Fund = \$19,351.89
 - Total Funds = \$43,102.97
- Moneyspire Accounting Checking as of 10-6-2026
 - Available Balance = \$27,947.23
 - Outstanding Funds = \$ -4,196.15
 - Final Balance = \$23,751.08
 - Reserve Fund = \$19,351.89
 - Total Funds = \$43,102.97
- 2026 Budget Summary as of 10-6-2026
 - Available Balance = \$43,102.97 includes Checking and Reserve

All bills for September have been paid. The outstanding funds include Landscaping, Jackson EMC, and Water Bill payments. These outstanding funds will be cleared on or before the 10th of this month.

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

Landscape and Architectural Report:

All services for September were performed. We also were charged for a fuel surcharge due to the significant price increases in fuel.

Activity Report:

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

Ladies Luncheon will be held at the Talmo Market Grill in Talmo, GA on Friday, October 16th at 11:00am. RSVP Carol Johnson for number of attendees. The game night for Friday, October 9th at 5:30pm, contact Barbara Robbins. Carol Johnson indicated the Athens Botanical Garden tour was excellent and attendance was very good.

Hospitality Report:

No new residents for October

OLD Business:

1. The Board received 6 nomination forms from our residents. Bill Connell contacted the proposed nominees to verify their intent to serve.

NEW Business:

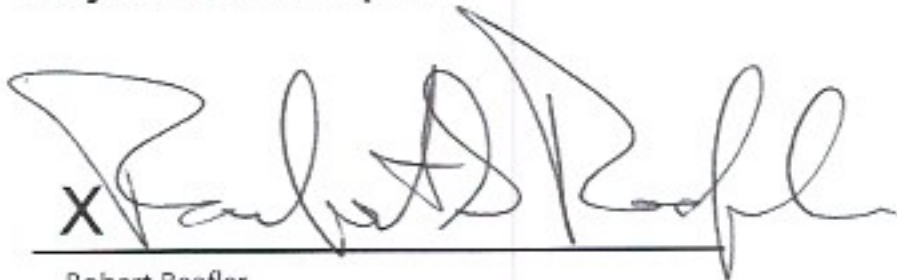
1. The Board will review the list of nominees that have indicated their willingness to serve in the positions on the Board. The Board shall indicate their approval and move forward with preparing the ballots. The ballots will be sent to all members of the Association in mid-October.

David White suggested that Bill Connell send out a letter emphasizing the importance of having a full Board prior to January 1, 2027. Bill Connell agreed to send out such a letter on October 7, 2027 to emphasis the need for volunteers to accept vacant positions to avoid the need for a management company to operate the HOA functions.

Jerry Copley indicted the we should consider splitting the duties of the Architectural/Landscaping Director to reduce the workload.

Bill Connell agreed to seek additional candidates to fill the vacant positions during the next 10 days.

Adjourned: 6:11pm

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 large 'X' mark.

Robert Reafler
Secretary/Treasurer

2027 NOMINATIONS FOR HOA BOARD AS OF SEPTEMBER 26TH, 2026

PRESIDENT

DAVID L. WHITE	5	ACCEPTED 9-28-2026
JERRY COPLEY	1	REJECTED 9-28-2026

VICE-PRESIDENT

MARION MAHAFFEY	1	REJECTED 9-28-2026
JERRY COPLEY	2	ACCEPTED 9-28-2026
MIKE STEPHENS	2	REJECTED 10-2-2026

ARCHITECTURAL/LANDSCAPE DIRECTOR

JERRY COPLEY	1	REJECTED 9-28-2026
BILLY CARTER	1	REJECTED 9-28-2026
MARION MAHAFFEY	1	REJECTED 9-28-2026
JOHN SOUKUP	1	REJECTED 9-28-2026

SECRETARY (2027 ONLY)

JERRY COPLEY	1	REJECTED 9-28-2026
BARBARA ROBBINS	1	REJECTED 9-28-2026
JEAN LAWRENCE	1	REJECTED 9-30-2026
MARY ANN BROOKS	1	REJECTED 9-29-2026

SIX NOMINATION FORMS WERE RECEIVED. THE NOMINEES ARE LISTED ABOVE IN NO PARTICULAR ORDER. THEIR ACCEPTANCE OR REJECTION IS LISTED AS INDICATED.

THE BALLOT SHALL BE CREATED FROM THE NOMINEES'S ACCEPTANCE TO PERFORM THE DUTIES FOR THE 2027-2029 TERMS OF OFFICE AND THE FINAL TERM FOR SECRETARY FOR 2027 ONLY.