



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

## HOA Board Meeting Agenda

February 4<sup>th</sup>, 2025

**Call to Order:** Bill Connell called to order 5:27 pm

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

**Witnesses:** Barry Vickery

**Approval of Last Meetings Minutes:** Marion Mahaffey move to approve; Steve Ross – 2<sup>nd</sup> it.

### 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 2-1-2025
  - Available Balance = \$ 48,868.47
  - Outstanding Funds = \$ -3,547.95
  - Final Balance = \$ 45,320.52
  - Reserve Fund = \$ 7,605.93
  - Total Funds = \$ 52,926.45
- Moneyspire Accounting Checking as of 2-1-2025
  - Available Balance = \$ 45,328.47
  - Outstanding Funds = \$ -7.95
  - Final Balance = \$ 45,320.52
  - Reserve Fund = \$ 7,605.93
  - Total Funds = \$ 52,926.45
- 2024 Budget Summary as of 2-1-2025
  - Available Balance = \$ 52,926.45 includes Checking and Reserve

All bills for January have been paid. Our budget appears to be in on track at this time.  
All Dues are current for 2025, with 22 half payments due in April (\$13,860).



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**Landscape and Architectural Report:** In the Shade contract services have been completed as required for January. Approved fence request for 993 Forsythia Court.

**Activity Report:** Donna Harvey advises the chair exercise class will continue every Monday and Thursday at 10:00am.  
Ladies Luncheon scheduled for February 21<sup>st</sup>, will be held at EL HUASTECO at 11:30am. Check our website calendar for details.

**Hospitality Report:** No new updates

**OLD Business:**

1. Review and discuss the ongoing complaint regarding the creek erosion and compromised trees on HOA Property behind 629 Lakeview Bend Cir.

This issue was tabled until regulatory information is obtained from Jackson County and City of Jefferson.

**NEW Business:**

1. Conduct meeting with "Estates Board" to discuss traffic control and speeding complaints. Thomas Love and Pat illustrated their concerns.

**Gate Closings at a variety to times, separating subdivisions, and financial support for their dam maintenance.**

We will schedule an executive Board Meeting to list and provide recommendations for the March open board meeting.

2. Do we need to modify the Covenants regarding the Roof Shingles to allow the same color and allow residents to upgrade to the "architectural" type shingles.

6.06 Siding Material of Dwelling. Each residence and other structures shall be constructed only of materials, and in colors, approved in writing by the ACC.

- (a) All outside home colors must follow the builder's used within the neighborhood. The paint colors used were originally Sherwin Williams colors. Any change to outside colors (siding, garage doors, front and rear doors, trim, and gutters) must have the Board/ACC approval first.

**(b) The same type and roof color must be used.**

Recommendation made to issue notice to all Home Owners regarding the approval process according to NMP Covenants. Re-evaluating Covenants in some items for clarification.

**Adjourned: 7:45 pm**