



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

**HOA Open Board Meeting Minutes
September 2nd , 2025**

Call to Order: 5:30pm

**Roll Call: Bill Connell; Connie Perkins; Donna Harvey; Robert Reafler; Marion Mahaffey;
Steve Ross and Melanie Hellman absent due to travel commitments**

Witness: Joe Drudge, Nancy Reafler, Robin Connell, Ron & Patty Weese, Joni & Darrel Fry, David White, Kim & Roger Marks, Debbie Hartnup, Sandra Konicki, Billy & Beth Carter, Sharyn Lysaught, Merle Milburn, Henry King, Val Soukup, Donna Harvey, Jerry & Sue Copley, Karl Stocker, Dave & Barbara Robbins, Nina Hale, Connie Perkins, Marion Mahaffey, Brian & Carol Johnson, Marsha & Richard Lynch, Patti Johnson, Brock Volkman, Rita Arritt (quorum exists due to 26 home owners present)

Approval of Last Meetings Minutes: Connie Perkins approved, Donna Harvey 2nd

Presentation of Reports:

**Treasurer's Report
9-2-2025**

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

- Bank OZK Checking Balance as of 9-2-2025
 - Available Balance = \$26,546.54
 - Outstanding Funds = \$ -723.41
 - Final Balance = \$ 25,823.13
 - Reserve Fund = \$ 10,113.47
 - Total Funds = \$ 35,936.60

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Budget Summary Report = \$35,936.60 includes Checking and Reserve

All bills for August have been paid with the addition of \$160.00 paid to Kenny Poe for the Service Call and Freight costs for the replacement of the failed circuit board for the exit gates. All gate repairs show the repairs were effective.

Landscape and Architectural Report: It appears as landscaping is going on schedule. With the rains that fell in August, our yards are looking great. Routine drain maintenance was performed on the detention pond. It appears that we may have to replace the filter gravel in the future due to sediment migration occluding the gravel's water flow.

The Board received a request from Karl Stocker to add a Pergola over his back patio slab.

The Board approved request by 5 attending board members.

Activity Report: Chair exercise continuing with new programs. Game Day continuing on 2nd Tuesday of each month at 1:00pm, Game Night has been cancelled until later in the fall, Ladies Luncheon will be at Millhouse Station in Pendergrass on Friday, September 19th at 11:30am. For more Info review the HOA online calendar.

Hospitality Report: No new residents to greet; however, the Bailey home has a contract tentatively scheduled to close October 1st. The buyer is named as Gabriele Beyer.

Old Business:

1. The failure of the gates was related to the circuit board indicating a motor overload. Kenny Poe conducted the trouble shooting process to discover the cause. It was determined that with the help of the manufacturer that the circuit board located in the right-hand exit gate had a circuit failure which prevented the motor from functioning. Kenny removed the circuit board and sent it to the manufacturer in California. That process took five days and the manufacturer sent a new board to Kenny that took an additional five days. Counting the 10 days of shipping and the two weekends, the repair took 14 days to complete. Bill Connell replaced the 4 dead batteries in the exit gate controllers. All tests and functions are normal as of 8-26-25.
2. During last month's meeting, Rita Arritt voiced her concerns over the increased traffic on Camellia Lane and the lower end of Lakeview Bend Cir. Since then, Bill Connell received an email from Penny Griffin expressing the same concerns. In addition, he has received two verbal complaints expressing the same concerns.

These concerns are a result of the Estates' deciding to continuously close their gates indefinitely. The problem is not residential traffic; but, directly related to commercial traffic. It has been noted that contractors have been using our entrance routinely and avoiding the Estates' entrance all together. One gray pickup truck working on Lillian Way has been observed traveling back and forth up to 4-5 times a day on week days. Several other vehicles have been noted traveling back



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and forth as well. It is estimated that 30-40% of the pass-through traffic are not residents.

The Board needs to discuss revisiting a 60-day trial of closing our gates on a 24-hour basis to eliminate this issue. This will require a vote of the membership to take any action.

The Board will prepare and send out ballots within 24-48 hours regarding changing gate timing.

NEW Business:

1. The Board shall discuss the schedule for the nomination and election of the required selection of the following officers:

- a) Secretary
- b) Treasurer
- c) Hospitality Director
- d) Activities Director

The process begins with the Nomination of these positions beginning in mid-September. After receiving the nominations, the Board will prepare Ballots to be sent out during the first week or so in October. The ballots will be counted in the last weeks of October. The announcement of the elections will occur at or near the next board meeting on the First Tuesday of November.

All nominees should be capable of providing a minimum of 2 years of service for those positions and have the needed computer equipment and software to perform their duties. Some of these positions will require more involvement than others.

Adjourned: 6:15pm

X *Connie Perkins*

Connie Perkins
Secretary

**NORTHMINSTER PLACE
DIRECTORY BY LOT #**

Lot #	Address	Last Name	
1	620 Lakeview Bend Circle	Drudge	<i>[Signature]</i>
2	640 Lakeview Bend Circle	Reafler	<i>Robert + Nancy Reafler</i>
3	660 Lakeview Bend Circle	Connell	<i>Robin + Bill</i>
4	674 Lakeview Bend Circle	Hutchinson	
5	688 Lakeview Bend Circle	Griffith	
6	704 Lakeview Bend Circle	Weese	<i>Ron + Patty Weese</i>
7	716 Lakeview Bend Circle	Brooks	
8	726 Lakeview Bend Circle	Fry	<i>Jim + Darrel Fry</i>
9	732 Lakeview Bend Circle	Mortensen	
10	738 Lakeview Bend Circle	Stout	
11	740 Lakeview Bend Circle	Smallen	
12	752 Lakeview Bend Circle	Ferguson	
13	760 Lakeview Bend Circle	Stubbs	
14	764 Lakeview Bend Circle	Copeland	
15	772 Lakeview Bend Circle	White	<i>[Signature]</i>
16	786 Lakeview Bend Circle	Holder	
17	798 Lakeview Bend Circle	Stevens	
18	808 Lakeview Bend Circle	Marks	<i>Kim + Mark</i>
19	814 Lakeview Bend Circle	Sheridan	
20	820 Lakeview Bend Circle	Shaw	
21	825 Lakeview Bend Circle	Hartnup	<i>D. Hartnup</i>
22	811 Lakeview Bend Circle	Konicki	<i>[Signature]</i>
23	982 Forsythia Court	Carter	<i>Billy + Beth Carter</i>
24	992 Forsythia Court	Bailey	
25	997 Forsythia Court	Lysaught	<i>Shaun</i>
26	993 Forsythia Court	Milburn	<i>Mele</i>
27	985 Forsythia Court	King	<i>Therapy King</i>
28	975 Forsythia Court	Soukup	<i>[Signature]</i>
29	783 Lakeview Bend Circle	Harvey	<i>Bonnie</i>
30	769 Lakeview Bend Circle	Copley	<i>Jersey + Sue Copley</i>
31	954 Althea Court	Hellman	
32	964 Althea Court	Goldsmith	
33	955 Althea Court	Ross	
34	945 Althea Court	Stocker	<i>Karl Stocker</i>
35	906 Camelia Lane	Vickery	
36	912 Camelia Lane	Robbins	<i>Dave + Barbara</i>
37	918 Camelia Lane	Pfund	
38	919 Camelia Lane	Hale + Locklar	<i>Nena Hale</i>
39	911 Camelia Lane	Griffin	
40	907 Camelia Lane	Perkins	<i>Connie Perkins</i>
41	711 Lakeview Bend Circle	Edgeworth	
42	699 Lakeview Bend Circle	Loar	
43	685 Lakeview Bend Circle	Mahaffey	<i>Marion Mahaffey</i>
44	671 Lakeview Bend Circle	Foster	
45	657 Lakeview Bend Circle	Johnson	<i>Brian + Carol Johnson</i>
46	645 Lakeview Bend Circle	Lynch	<i>Alaska + Dick</i>
47	629 Lakeview Bend Circle	Johnson	<i>[Signature]</i>
48	615 Lakeview Bend Circle	Volkman	<i>[Signature]</i>
49	601 Lakeview Bend Circle	Arritt	<i>Rita Arritt</i>