



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

HOA Regular Board Meeting Minutes

July 7, 2026

Call to Order: 5:30 pm

Roll Call: Bill Connell, Steve Ross, and Melanie Hellman

Robert Reafler and Carol Johnson were absent due to travel plans.

Witnesses: NONE

Approval of Last Meetings Minutes: Steve Ross motioned to approve; Melanie Hellman 2nd

Presentation of Reports

Treasurer's Report:

Treasurer's Report
7-7-2026

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

- Bank OZK Checking Balance as of 7-7-2026
 - Available Balance = \$43,973.09
 - Outstanding Funds = \$ -4,084.44
 - Final Balance = \$39,888.65
 - Reserve Fund = \$16,142.45
 - Total Funds = \$56,031.10
- Moneyspire Accounting Checking as of 7-7-2026
 - Available Balance = \$43,973.09
 - Outstanding Funds = \$ -4,084.44
 - Final Balance = \$39,888.65
 - Reserve Fund = \$11,142.45
 - Total Funds = \$56,031.45
- 2024 Budget Summary as of 7-7-2026



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- Available Balance = \$56,031.10 includes Checking and Reserve

All bills for June have been paid. The outstanding funds include Landscaping, Jackson EMC, and Water Bill payments.

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

Landscape and Architectural Report:

All services for June were performed. There were 2 known complaints regarding that service in June. Melanie Hellman addressed those issues with Colby. He has apologized for those issues, part of which was due to the wet ground and heavy rain.

Activity Report:

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

Ladies Luncheon will be held at Le Gabriele on Thursday, July 16th, at 11:30am. RSVP Carol Johnson for number of attendees. The game night for Friday, July 10th at 5:30pm, contact Barbara Robbins. Carol is planning the Outback Dinner to be sometime either in late July or early August. Details will be forth coming.

Hospitality Report:

No new residents during March. There are 2 homes currently on the Market.

OLD Business:

1. All systems with the entrance gates are performing well. All issues have been corrected.
2. The 2026 bi-annual age survey is complete. The summary has been sent to all of our residents and published on our website.

NEW Business:

1. Bill Connell has been conversing with Bradley Love, the Director of Jackson County EMS, regarding providing that Department with RFID gate tags for their vehicles. The tags cost \$8.10 each and they have 17 vehicles. The total cost would be \$137.70. It seems as they do not want to cover the cost. Bill Connell is requesting the cost be covered by the HOA in order to improve access and reduce response time for life saving support to our community. The Board must approve this reimbursement.



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The Board unanimously approved this item either by email or in-person vote.

2. The Board is to discuss the transfer of \$2,000.00 from the general maintenance fund to the Reserve Fund. The maintenance fund has more than enough funds to provide for this action.

The Board unanimously approved this item either by email or in person vote.

3. The Board is to discuss "cashing in" our credit card points and to apply them to our maintenance fund.

The Board unanimously approved this item either by email or in person vote.

4. The Board approved a request from Theresa Le regarding 918 Camellia Lane which would allow her 18 YOA daughter to "visit" up to 4 times a week while she is attending UGA. Ms. Le is a potential interested buyer for the property.

The Board unanimously approved this item either by email or in person vote.

5. Melanie Hellman presented color options for Front Doors and Shutters. These appeared to be colors that blend well in our neighborhood. The discussed these items to be adopted.

The Board members that were present approved and this recommendation.

Adjourned: 5:48 pm

X 

Robert Reafler
Secretary/Treasurer

Conversation with: +14709789913

Type	Date	Content
Received	Jul 5, 2026 8:45:43 AM	Good morning,Mr.Bill! My name is Theresa and am planning to buy a home in your community, 918 Camellia Ln, Jefferson, GA. May I please ask you a few questions? Is there any person who resided there previously and passed away? Do you happen to know how many square feet of that house. I have an 18 year old daughter who is going to UGA this August. Is she allowed to stay with me if she needs to? Thank you so much for your assistance in this matter!!