



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

HOA Board Meeting Agenda

3/03/2026

Call to Order: 5:30pm

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

Witnesses: See sign-in sheet

Approval of Last Meetings Minutes: Steve Ross made motion to accept, Melanie Hellman 2nd

Presentation of Reports

Treasurer's Report:

Treasurer's Report
3-3-2026

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

- Bank OZK Checking Balance as of 3-3-2026
 - Available Balance = \$51,501.59
 - Outstanding Funds = \$ -4,207.53
 - Final Balance = \$47,294.06
 - Reserve Fund = \$16,126.45
 - Total Funds = \$63,420.51

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 - Available Balance = \$51,501.59
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 - Final Balance = \$47,294.06
 - Reserve Fund = \$16,126.45
 - Total Funds = \$63,420.51

- 2024 Budget Summary as of 3-3-2026
 - Available Balance = \$63,420.51 includes Checking and Reserve



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

Our budget appears to be on schedule at this time.

All Dues have been paid for 2026. One home owner is delayed paying their initial dues. We received \$1,200.00 in initiation fees in January. We have two home owners placing their home on the market during February.

Landscape and Architectural Report:

All services for February were performed; grasses and bushes were trimmed. Yards are dormant.

Activity Report:

Chair Aerobics are continuing Mondays and Thursdays at 10:00am
Irish Pot Luck Dinner will be held on March 5th at 5:30pm at the Clubhouse.
Ladies Luncheon will be held at Beef O'Brady's on Friday, March 20th.

Hospitality Report: No new residents during February.

OLD Business: NONE

NEW Business:

1. The Board shall discuss further modifications to the Covenants, Sec. 6.13

Board approved change

2. The Board shall discuss further modifications to the By-Laws, Sec. 4.1.

Board approved change

3. The Board shall review the 2026 Age Survey Forms.

Board approved updates and changes

Adjourned: 5:41pm

X 

Robert Reaffler
Secretary/Treasurer

**NORTHMINSTER PLACE
OPEN BOARD MEETING SIGN IN SHEET 3-3-2026**

Lot #	Address	Last Name	
1	620 Lakeview Bend Circle	Drudge	
2	640 Lakeview Bend Circle	Reafler	Nancy - Robert
3	660 Lakeview Bend Circle	Connell	Robin + Bill
4	674 Lakeview Bend Circle	Hutchinson	
5	688 Lakeview Bend Circle	Griffith	
6	704 Lakeview Bend Circle	Weese	Ron + Patti
7	716 Lakeview Bend Circle	Brooks	
8	726 Lakeview Bend Circle	Fry	
9	732 Lakeview Bend Circle	Mortensen	
10	738 Lakeview Bend Circle	Stout	
11	740 Lakeview Bend Circle	Matthews	
12	752 Lakeview Bend Circle	Ferguson	
13	760 Lakeview Bend Circle	Stubbs	
14	764 Lakeview Bend Circle	Copeland	Sandy Copeland
15	772 Lakeview Bend Circle	White	John
16	786 Lakeview Bend Circle	Holder	
17	798 Lakeview Bend Circle	Stevens	Mike
18	808 Lakeview Bend Circle	Marks	
19	814 Lakeview Bend Circle	Sheridan	
20	820 Lakeview Bend Circle	Shaw	
21	825 Lakeview Bend Circle	Hartnup	Lew + Julie Hartnup
22	811 Lakeview Bend Circle	Konicki	Andrzej Konicki
23	982 Forsythia Court	Carter	
24	992 Forsythia Court	Beyer	
25	997 Forsythia Court	Lysaught	
26	993 Forsythia Court	Milburn	Melie
27	985 Forsythia Court	King	Russ
28	975 Forsythia Court	Soukup	
29	783 Lakeview Bend Circle	Lawrence	
30	769 Lakeview Bend Circle	Copley	
31	954 Althea Court	Hellman	Melanie and Roger Hellman
32	964 Althea Court	Goldsmith	
33	955 Althea Court	Ross	Steve
34	945 Althea Court	Stocker	
35	906 Camelia Lane	Vickery	
36	912 Camelia Lane	Robbins	
37	918 Camelia Lane	Pfund	
38	919 Camelia Lane	Hale + Locklar	Mona Hale
39	911 Camelia Lane	Griffin	
40	907 Camelia Lane	Perkins	
41	711 Lakeview Bend Circle	Edgeworth	
42	699 Lakeview Bend Circle	Loar	
43	685 Lakeview Bend Circle	Mahaffey	
44	671 Lakeview Bend Circle	Foster	
45	657 Lakeview Bend Circle	Johnson	Brian + Carol Johnson
46	645 Lakeview Bend Circle	Lynch	
47	629 Lakeview Bend Circle	Johnson	
48	615 Lakeview Bend Circle	Volkman	
49	601 Lakeview Bend Circle	Arritt	

PROPOSED MODIFICATIONS TO THE COVENANTS AND BY-LAWS

COVENANTS: Section 6.13

Fences and Outbuildings. No fence, wall or outbuilding of any kind shall be erected, maintained, or altered on any Lot without the prior written approval of the ACC. All fences shall be identical to neighborhood fences (black aluminum) with at least (1) 4ft gate.

Modify by adding the following:

Exception: Privacy Screens may be installed by the home owner for documented cause for the improved need to provide added privacy normally expected at the rear of their back yards. Plans and specifications are to be submitted to the ACC in writing detailing the need for such a screen on their property. Privacy Screens can be constructed of wood, shrubbery, or other materials to accomplish the desired effect. The Maximum Height of such screens shall not exceed ten feet (10'). Screens installed on the home owner's property shall have limited impact on the normal view of the property from the street. Screens shall not be connected to any other building, structure, or fence which may form a continuous barrier as considered to be an enclosure or property line barrier such as a fence. Other than live plantings, screen materials shall be painted or stained to conform with the visual standards within the neighborhood.

By-Laws: Section 4.1

- 4.1 General Provisions. Directors on the Board shall serve as officers. The officers of the Association shall consist of a President, Vice President, Secretary, Treasurer, Architecture/Landscaping Director, Activity Director, and Hospitality Director. Each Director shall also concurrently serve as an Officer with a specific title, role and set of responsibilities as described more fully herein below. While each Director shall concurrently serve as an Officer, the Board is not precluded from appointing, or holding open for any election, additional officers who may serve at the pleasure of the Board, but whom are not Directors on the Board of the Association. **Any two (2) or more offices may be held by the same person, excepting the offices of President and Secretary.** A Director may NOT hold two (2) or more offices concurrently if the holding of multiple offices, will cause, even temporarily, the Board of Directors to be composed of an even number of Directors, or would cause the Board to exist below or beyond the threshold numbers as detailed hereinabove Art. III, Sec. A, sub. 3. Pursuant to these Bylaws and the powers, the most votes any Board Member/Officer can have is one vote. **If a board member serves in more than one position, he only allowed one vote.**

All signatures of the Association followed by the word "Seal" enclosed parentheses or scroll shall be deemed the seal of the Association. The seal shall be in the custody of the Secretary and affixed by that person on all appropriate papers.

Modify this section by amending the highlighted sections with the following language:

Any two (2) or more offices may be held by the same person, excepting the office of the President.

If a board member serves in more than one position, they are only allowed one vote.

**NORTHMINSTER PLACE JEFFERSON HOME OWNERS ASSOCIATION, INC.
HOUSING FOR OLDER PERSONS (HOPA)
NEW HOME OWNER AGE VERIFICATION SURVEY**

Under Title VIII of the Civil Rights Act of 1968 (The Fair Housing Act), as amended by the Fair Housing Act of 1988, The Housing for Older Persons Act (HOPA), signed into law in 1995 defines housing for older persons as housing intended and operated for occupancy by at least 80 percent of the community one person 55 years or older per unit. To keep a "housing community or facility" for older persons the Statutes require that an Association claiming the exemption establish age verification procedures.

The undersigned, being the owner(s) of Lot # _____, being located within the Northminster Place Jefferson, GA. Single Family Dwelling Development, governed by a common set of rules, regulations, and restrictions recorded by the Jackson County Clerks Office within the State of Georgia, agrees to answer the following survey questions in good faith.

Owner(s) Name: _____

Age: _____

Do You Own the Home: _____

In what year did you purchase the Home: _____

Names and the ages of others living with you in the Home: _____

Do you live in the Home full-time: _____

By signing below, you swear that all the information is correct and true.

Signature of Home Owner

Print Name

Witness

Date

**NORTHMINSTER PLACE JEFFERSON HOME OWNERS ASSOCIATION, INC.
HOUSING FOR OLDER PERSONS (HOPA)
EXISTING OWNER AGE VERIFICATION SURVEY**

Under Title VIII of the Civil Rights Act of 1968 (The Fair Housing Act), as amended by the Fair Housing Act of 1988, The Housing for Older Persons Act (HOPA), signed into law in 1995 defines housing for older persons as housing intended and operated for occupancy by at least 80 percent of the community one person 55 years or older per unit. To keep a "housing community or facility" for older persons the Statutes require that an Association claiming the exemption establish age verification procedures.

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Owner(s) Name: _____

I ACKNOWLEDGE THAT I HAVE SUBMITTED AN ORIGINAL AGE SURVEY AND DECLARE THAT I HAVE NO CHANGED INFORMATION SINCE LAST FILING OTHER THAN MY ORIGINAL AGE.

OR

I DECLARE THAT I HAVE CHANGES TO NOTIFY THE HOA BOARD ABOUT. I FREELY STATE THESE CHANGES BELOW.

1. _____
2. _____
3. _____

Do you live in the Home full-time: _____

By signing below, you swear that all the information is correct and true.

Signature of Home Owner

Print Name

Witness

Date