



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

HOA OPEN Board Meeting Minutes

September 1, 2026

Call to Order: 5:30pm

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

Witnesses: Brian Johnson, Nina Hale, Nancy Reafler, Barbara & Dave Robbins, David White, Connie & Greg Perkins, Ron Weese, Marion Mahaffey, Sandy Copeland, Darrel & Joni Fry, Beth & Billy Carter, Bill & George-Ann Ferguson, and Ronnie Koon.

Approval of Last Meetings Minutes:

Presentation of Reports

Treasurer's Report:

Treasurer's Report
9-1-2026

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

- Bank OZK Checking Balance as of 9-1-2026
 - Available Balance = \$33,873.66
 - Outstanding Funds = \$ -5,926.43
 - Final Balance = \$27,947.23
 - Reserve Fund = \$19,342.45
 - Total Funds = \$47,289.68
- Moneyspire Accounting Checking as of 9-1-2026
 - Available Balance = \$33,873.66
 - Outstanding Funds = \$ -5,926.43
 - Final Balance = \$27,947.23
 - Reserve Fund = \$19,342.45
 - Total Funds = \$47,289.68
- 2026 Budget Summary as of 9-1-2026
 - Available Balance = \$47,289.68 includes Checking and Reserve



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All bills for August have been paid. The outstanding funds include Landscaping, Gate Cell, Jackson EMC, Water Bill payments, and HOA common property insurance premiums.

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 were performed as scheduled.

Questions were directed to Melanie Hellman regarding Shrub Trimming and Weed & Fertilizer schedules. Melanie explained that the weed & fertilizer schedules were not defined and she had no idea when the sub-contractor would arrive. Marion Mahaffey stated she was missed on the last shrub trimming. Melanie advised she would follow-up with Colby and get back with her.

Activity Report:

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

Ladies Luncheon will be held at the Galloping Galette at 9924 Davis Street on Friday, September 18th, at 11:30am. Contact Carol Johnson for more information. The game night for Friday, September 11th, at 5:30pm. Contact Barbara Robbins.

Barbara Robbins informed that she wanted individuals to RSVP her to see if there were enough people interested to continue game night.

Hospitality Report:

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

OLD Business: NONE

NEW Business:

1. Marion Mahaffey has information about the Jefferson Fire Dept. installing smoke detector batteries. A home owner must purchase enough batteries for their home and the Fire Dept. will install them free of charge. Please notify Marion of your name, address, and phone number to schedule the installation.

Bill Connell advised that he would send out an email on September 2 to inform all the residents of this service.



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2. Board Election nomination forms will be sent out in the middle of September. Each home owner will need to submit their nomination for President, Vice-President, and Landscape/Architectural Director for the 2027-2029 terms. In addition, if anyone wishes to accept the position of Secretary, they may submit their name to the Board. This position is to fill the vacancy for the remaining 2027 term only.

If no one is nominated, be aware that the Board may be required to seek a management company to maintain the board's duties.

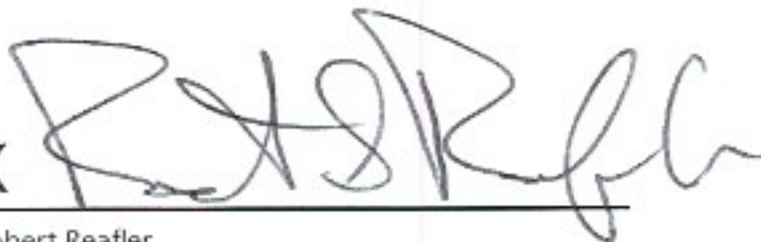
Bill Connell advised the 3 officer positions were open and critical to operation of the Board. The process will be followed as delineated in the By-Laws.

3. The Board shall review the attached spreadsheet for the remaining 2026 Budget year. This information will determine the plans for the Board to have information regarding the year end close-out of this 2026 Budget.

The information about the expected year-end budget was discussed and it was expected to have \$5,000.00 added to the Reserve Fund. It was also expected to have approximately \$5,000.00 as a carry-over for 2027. It was explained that these figures were expectations based on normal expenditures. An unexpected expense(s) could alter those figures.

Special acknowledgment was expressed about the health of some of our neighbors. Lev Hartnup, Bob & Ginger Holder, Richard Pfund, Patti Weese, and Rob Delesario, are all experiencing some serious health issues. Let's all keep our thoughts and prayers on their needs.

ADJORNED: 6:00PM

X 

Robert Reafler
Secretary/Treasurer