



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

**HOA Board Meeting Minutes
November 4th, 2025**

Call to Order: 5:30 PM

**Roll Call: Bill Connell; Connie Perkins; Robert Reafler; Marion Mahaffey; Steve Ross;
Melanie Hellman**

Witnesses: David White, Val & Jon Soukup; Carol Johnson

Approval of Last Meetings Minutes: Robert Reafler motion minutes be approved; Marion Mahaffey 2nd it.

Presentation of Reports:

**Landscape and Architectural Report: Not much to report; no issues noted; a reduction in lawn care is expected due to grass becoming dormant.
Melanie requested money for next year for landscaping, approximate \$2000.00.**

**Activity Report: Chair exercise continuing with new programs. Ladies Luncheon will be at 11:30am at Guadalajara's Beer & Grill in Commerce.
For more Info review the HOA online calendar.**

Hospitality Report: One new resident was greeted in October. New resident Jean K. Lawrence is now residing at 783 Lakeview Bend Cir.

Old Business: Rather than disrupt our members by recalling the gate remotes, Bill Connell has installed a mechanical gate cycle counter. It appears to be operating as needed.

NEW Business:

- 1. Board shall count and certify ballots for 2026 Officers
Robert Reafler approved to be Secretary/Treasurer; Carol Johnson approved for Hospitality/Activity director.**

2. Board shall review Proposed 2026 Budget and make recommendations to accept and forward to the December Open Board Meeting on Tuesday, December 2nd, 2025.
No increase in HOA Dues for 2026. Final Budget regarding Detention Pond Drain Repair and Landscape/Mulch upgrades at Common Property will be partially funded and final repairs to be announced in July 2026.
3. Board shall discuss the use of \$300.00 from the general fund to provide the Annual Membership Appreciation Pizza Party tentatively scheduled for Saturday, November 8th at 3:30pm.
Need to send reminder email to residents – RSVP to Carol Johnson – 404-895-8966 cabjohnson920@yahoo.com by Friday November 7th, 2025
Board approved \$300.00
4. Board shall discuss the Annual Christmas Brunch to set date and time. Board shall discuss the funding of basic supplies to provide support for the Brunch. Funds needed \$100.00
Board approved \$100.00
December 6th @10:00 RSVP to Carol Johnson and let her know what you are bringing.

Adjourned: 6:37 Bill Connell made motion to adjourned and Robert Reaflor 2nd it

X Connie Perkins

Connie Perkins
HOA Secretary