



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

**HOA Board Meeting Minutes  
January 6<sup>th</sup>, 2026**

**Call to Order: 5:24pm**

**Roll Call: Bill Connell; Robert Reafler; Steve Ross; Melanie Hellman  
Carol Johnson absents due to travel**

**Witnesses: David White; Val Soukup; John Soukup**

**Approval of Last Meetings Minutes: Robert Reafler motioned to accept; Steve Ross  
seconded the motion**

**Presentation of Reports:**

**Treasurer's Report  
1-6-2026**

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

- Bank OZK Checking Balance as of 1-6-2026
  - Available Balance = \$ 6,053.69
  - Outstanding Funds = \$ - 62.92
  - Final Balance = \$ 5,990.97
  - Reserve Fund = \$16,126.45
  - Total Funds = \$22,117.42
- Moneyspire Accounting Checking as of 1-6-2026
  - Available Balance = \$ 6,053.69
  - Outstanding Funds = \$ - 62.92
  - Final Balance = \$ 5,990.97
  - Reserve Fund = \$16,126.45
  - Total Funds = \$22,117.42
- 2024 Budget Summary as of 1-6-2026
  - Available Balance = \$22,117.42 includes Checking and Reserve

All bills for 2025 have been paid. A 2025 carry over balance of \$6,053.69 has been applied to the 2026 Budget. Annual Dues Notice has been sent out as of 1-2-2026. The 2026 approved Budget is now being used. Dues and Initiation Fees will soon be deposited.

**Landscape and Architectural Report:** Not much to report; no issues noted; a reduction in lawn care is expected due to grass becoming dormant.

**Activity Report:** Chair exercise has been cancelled. Ladies Luncheon is being held at Cream & Shuga on Friday, January 16th. Game Night is scheduled for Friday, January 9<sup>th</sup> at 5:30pm.

For more Info review the HOA online calendar.

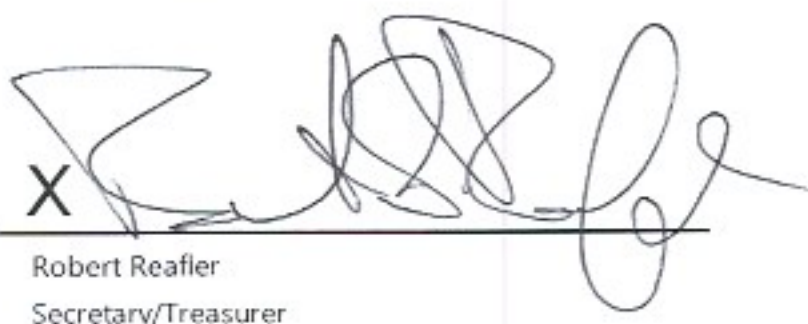
**Hospitality Report:** Carol Johnson met with Richard and Kathleen Matthews on December 30<sup>th</sup> and provided a welcome package. They are residing in Mary Smallen's home at 740 Lakeview Bend Circle.

**Old Business:** On Friday, November 14<sup>th</sup>, 2025, a resident filed a concern regarding yard waste bags in front of the clubhouse. This item was postponed from the December meeting due to the budget process.  
The Board reviewed the complaint and agreed to send out notice reminding members not to set out garbage or yard waste too early before scheduled pickup. Bill Connell created the notice and agreed to send to all members.

**NEW Business:**

1. The Board shall review the New Landscape Contract that In the Shade Landscaping has proposed for 2026. This item has been approved within the 2026 Budget.  
The Board had previously reviewed the contract in November as part of the Budget review process. All 4 members agreed to accept and sign the contract.

adjourned: 5:33pm

X   
Robert Reafler  
Secretary/Treasurer