



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

**HOA Board Meeting Minutes
August 5th , 2025**

Call to Order: 5:30pm

**Roll Call: Bill Connell; Donna Harvey; Melanie Hellman; Steve Ross; Robert Reafler;
Marion Mahaffey; Connie Perkins absent due to family issues.**

Witness: Rita Arritt

Approval of Last Meetings Minutes: Marion Mahaffey approve; Robert Reafler 2nd

Presentation of Reports:

**Treasurer's Report
8-5-2025**

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

- Bank OZK Checking Balance as of 8-5-2025
 - Available Balance = \$32,223.92
 - Outstanding Funds = \$ -470.63
 - Final Balance = \$ 31,753.29
 - Reserve Fund = \$ 10,113.47
 - Total Funds = \$ 41,866.76

- Moneyspire Accounting Checking as of 8-5-25
 - Available Balance = \$ 32,223.92
 - Outstanding Funds = \$ -470.63
 - Final Balance = \$ 31,753.29
 - Reserve Fund = \$ 10,113.47
 - Available Balance = \$ 41,866.76

Budget Summary Report = \$ 41,866.76 includes Checking and Reserve

All bills for July have been paid. Our Budget is on track at this time.

A discussion was held on the status of our budget. The overall projection of our

budget was excellent and we will proceed as projected with normal expenditures.

Landscape and Architectural Report: It appears as landscaping is going on schedule. The front entrance area had the pine straw refreshed. Rain for the past week has delayed grass cutting until yards dry out some. We don't want the heavy mowers to damage lawns.

Melanie Hellman received a request from Brian & Carol Johnson for plans to improve their lot to control erosion, Board Members discussed their written plan and unanimously approve them to proceed.

Activity Report: Chair exercise continuing with new programs. Game Day continuing on 2nd Tuesday of each month at 1:00pm, Game Night continuing on 2nd Friday at 5:30pm, Ladies Luncheon will be at Guadalajara Restaurant on Friday, August 15th at 11:30am, and the Outback Dinner is scheduled for Saturday, August 16th at 5:00pm.
For more Info review the HOA online calendar.

Hospitality Report: No new residents to greet

Old Business: Sound Reduction Boards installed in clubhouse, all labor and funds were donated, no cost to our budget.

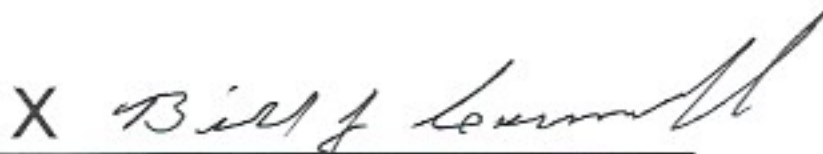
NEW Business:

1. In the September Open Board meeting, the board shall discuss the nomination process for the scheduled Board Member Elections involving the Secretary, Treasurer, Hospitality, and Activity Directors.

Rita Arritt expressed concern over the traffic increase at the lower end of Lakeview Bend Cir. Bill Connell advised her to send the Board an email to register her concerns to the Board. We will discuss it in the next Open Board Meeting

2. As of today, the exit gates are not working. The cause is the circuit board has apparently shorted. Luckily, that circuit board is under warranty. It may take 7-10 days to get the new board installed and operating. The old board is on its way to the factory. There was no identifiable cause for the failure. In addition, the two batteries had failed and need replaced. This cost is not under warranty and may cost the HOA up to \$150.00.

Adjourned: 6:09pm



Bill Connell, President
IN SECRETARY'S ABSENCE