

JEFFERSON WOODS HOMEOWNER ASSOCIATION

Minutes of the annual meeting of the JWHOA held at the Woodcreek Clubhouse on February 9, 2014 .

Jim Watkins our president introduced the present members of the board: Tom Hughes, Vice President, Andy Wyper, Treasurer and Amelia Mezosi, Secretary. Jim expressed his thanks to the various persons who have contributed their time and energy to various "jobs" in the neighborhood. Many of our neighbors/friends gave their time to assist in different projects.

We had 10 (ten) members present with twenty 12 (twelve) proxies on hand for the meeting. This gave us enough to conduct our meeting.

Jim asked Andy Wyper to give his presentation on the financial status of our assoc. Andy had a report ready which listed the balances of cash on hand and the annual expenses for various categories . Andy also gave information on the history of his time on the various boards of JWHOA and the neighborhood projects.

Jim called upon Amelia to give a presentation of the new neighborhood on hwy 74 south across from the end of Redwine Road. She briefly explained that there would be two professional bldgs on each side of the entrance road and ninety homes on 100X 150 ft. lots. She was able to get this information from the twsp of Peachtree City and some info from the Fayette County planning office. We were able to provide the membership copies of the plat plans of this area for their perusal. Anyone interested in more info may contact Donna Black of THE GATES, LLC in Fayetteville, GA 404-978-3187. copy o f the plans attached to this document.

Tom Hughes was then called upon to give his presentation of the YOM. He also spoke of the number of rentals in our neighborhood and there are six. We according to the covenants in the by laws must, keep a watch on this. This board would like to keep a "cap" on the number of rentals at 8% of the number of homes in the neighborhood. This, after a good discussion with the membership, was approved. We would require homeowners who are going to rent/lease their property to supply the board with a copy of the **BLANK** lease/rent agreement. We are not interested in the financial terms and therefore our reasoning for a "blank" copy. We would then review and give approval/disapproval of said contract...

David Nichols of NMA, our management association, gave a report about responsibilities that his group does for our homeowners. They handle all financial responsibilities for the homeowners with monthly reports to the board. At year end they supply us with a report of the yearly income and expenses, along with the filing of tax returns with both the state of GA and the federal govt.

He has been with NMA for approx 15 years, starting with Wieland Homes in the construction end of the business. NMA is responsible for over 300 neighborhoods in the states of GA, SC and NC. He wanted everyone to know that any questions they may have, he will be happy to answer them.

A good review was presented by Jim Watkins about a piece of property on the corner of Jefferson Woods and West Creek . Altho this appears to all that this is part of JW – in actuality it is part of the Woodcreek neighborhood . Jim and the rest of the board met with the president of Woodcreek, Bob Mudrinich to discuss the situation and it was agreed upon to enter into a memo of understanding between Woodcreek Community and Jefferson Woods HOA. This document has been signed and dated and entered into the files of both associations. It outlines the maintenance and use of land deeded to Woodcreek and abutting Jefferson Woods. Document attached to these minutes.

Nancy Glynn offered her thoughts on the entrance areas on Monarch Drive and Jefferson Woods Drive. She feels that we should hire a professional landscaper to enhance the design for each area . The flowers are lovely but it needs more. The general membership present and the board agreed. It was asked of David Nichols to look into getting us names of some professionals for estimates.

Quite a discussion was entered into about the violations in the neighborhood. It was told by the board that when we “discover” a violation we then turn it over to the management association and they in turn send a letter to the member of JW to advise them of said violation. Dave Kosciusko talked about when the NMA was required to ride thru our neighborhood and see if there were persons violating any rules of our association. David Nichols will check into this and find out if that is still in effect and if so, is there a charge for this type of service.

The membership present elected to the Board (Officers) of JWHOA

Tom Hughes	one year term
Jim Watkins	one year term
Andy Wyper	two year term
Susan Dwyer	two year term
Amy Barkley	two year term

Rudi Mezosi made a motion to adjourn the meeting and Tom Hughes seconded.. Motion accepted.

Respectfully submitted,

Amelia Mezosi, Secretary JWHOA