

Jefferson Woods Community Association, Inc.  
2019 Annual Meeting  
1/13/19, 2:00 pm @ Woodcreek Clubhouse

MINUTES

- 2:00 pm Welcome (John Warnock)
- 2:03 pm Motion to waive reading of last year's Annual Meeting minutes (M: Jim Watkins, S:---, No opposed votes)
- 2:04 pm Financials (Norm Tapley)
- Balance
    - \$16,206 (\$10,100 General Operating Account, \$6,106 Money Market)
  - 2019 Budget
    - \$17,600 Revenue, \$950 Net Income
- Q: What is the golf cart path maintenance agreement with the County/City vs JW paying for repairs?
- A: County/City maintain
- Q: Is a vote needed for 2019 budget?
- A: No, not needed
- 2:07 pm New Business / Social Committee (Bonnie Willis)
- Yard of the Month program, April thru early Fall
  - Welcoming New Neighbors to Jefferson Woods, small gift
  - Block Parties
    - 2 in 2018 (Monarch, Glenfare Trace), positive response to both
- Q: Are we continuing separate block parties this year?
- A: Yes, we're going to try to do so.
- Repeat effort this year (possibly 4), volunteers needed to ensure success
  - May revisit block vs whole neighborhood
- 2:11 pm New Business / Spring Cleaning To-Do Letters (Steve Harrelson)
- Letter being drafted for distribution to each homeowner, which includes key items to further enhance our neighborhood property values:
    - Yard care: Utilize pre-emergent weed control and ensure no grass seed tops
    - Mailbox posts: Clean, paint or replace (cedar post, painted is \$275)

- Bushes/trees: Should be trimmed, not covering windows
- Siding: Pressure wash to remove mildew/mold from vinyl siding
- Painting: Ensure shutters, trim on house is in good shape
- Trailers: Should not be seen from front yard
- Parking: Refer to covenants

Q: Can we wait on issuing non-compliance letters re: pressure washing until after winter (mildew season)?

A: Follow covenants

Q: Is there a specific color for mailbox posts?

A: White (no specific shade)

Q: Why is there a cost increase for new mailbox posts vs prior years?

A: Went to \$275 due to higher cost. Includes painting, ready for installation

Q: How can we address out of service street lights?

A: Call Steve Harrelson if there is a problem. Typically addressed in 1-6 business days

Q: Can we standard lamp replacement (bright vs soft/yellow, LED vs soft light), given multiple styles in use today?

A: Can request of utilities, but the Board doesn't control these factors

Q: Can something be done regarding speeding through the neighborhood?

A: We can send a letter to the applicable Homeowner if known. If it becomes a significant or widespread issue, we call contact the Sheriff's Office regarding increased patrols and possible placement of electronic speed sign.

2:25 pm

New Business / New Board Members

Two new Board Members needed: (1) Vacancy throughout 2018, (2) John Warnock replacement

Nominations:

- Susan Dwyer (160 Mockingbird Lane)
- Andreas Krampke (130 West Creek Court)
- Motion to accept these two nominations (M: Tom Hughes, S: Paul Rader, No opposed votes)

2:30 pm New Business / Miscellaneous

Q: Can we eliminate hand signatures and scanned documents for Request for Modification process (antiquated process)? Can we submit via the website?

A: For the foreseeable future, follow the RFM process in the Covenants, including signatures from the applicable neighbors and any required supporting documents

Q: What is our website address?

A: jeffersonwoods.org

Q: Can the Board require that any vinyl siding replacements be made with hardy plank, rather than vinyl due to its quality, increase in home value, and standardization throughout the neighborhood?

A: Would require amending the Covenants

2:39 pm Motion to Adjourn (M: Bonnie Willis, S: John Warnock, No opposed votes)

A Board Meeting was held immediately after adjournment of the Annual Meeting to determine 2019 JWCA Board positions, based on the two (2) new Board members. Based on nominations (M: Norm Tapley, S: Mitch Osborne, No opposed votes), the 2019 Board positions include the following:

President	Mitch Osborne
Vice President	Bonnie Willis
Secretary	Susan Dwyer
Treasurer	Norm Tapley
At Large Member	Andreas Krampke