

MINUTES FOR JEFFERSON WOODS ANNUAL HOA MEETING ON 02/06/2022

The Jefferson Woods Annual Homeowners Association Meeting took place on 02/06/2022 at 2:00 PM at the Woodcreek Clubhouse.

Board Members in attendance were Mitch Osbourne, President; Amy Barkley, Vice President; Norm Tapley, Treasurer; Susan Dwyer, Secretary; Andreas Krampe, Member At Large; and Laurie Davis, Member at Large. Also in attendance was Steve Harrelson of Homelink Property Management, LLC.

There was not a quorum of homeowners in attendance.

Homeowners (19)

Barkley, 200 Monarch Drive
Dwyer, 160 Mockingbird Trail
Wyper, 110 Jefferson Woods Drive
Kozusko, 220 Jefferson Woods Drive
Davis, 195 Jefferson Woods Drive
Gadhia, 105 Jefferson Woods Drive
Tapley, 225 Jefferson Woods Drive
Osbourne, 105 Monarch Drive
Hughes, 240 Jefferson Woods Drive
Glynn, 180 Monarch Drive
Smith, 100 Glenfare Trace
Brown, 260 Jefferson Woods Drive
Krampe, 130 West Creek Court
Locker, 150 Mockingbird Trail
Chaphe, 215 West Creek Court
Ediger, 155 Monarch Drive
Schaefer, 105 Mockingbird Trail
Waters, 225 Monarch Drive
Watkins, 250 Jefferson Woods Drive

Proxies (2)

Warnock, 160 Monarch Drive
Yelton, 115 Monarch Drive

Meeting was called to order at 2:00 PM.

Introduction of board members and Homelink member was made.

Review of 2021

- Mitch gave a synopsis of the 2021 HOA annual meeting minutes. Motion was made and seconded to approve the minutes and minutes were approved.
- Norm Tapley presented a financial review of 2021. See attached financial report for specifics.
- An update was given on improvements in 2021. This consisted of the new street signs and mailboxes from Addresses of Distinction.

New Business

Norm Tapley presented the 2022 budget. There are several homeowners who have not paid their assessment fees and/or mailbox fees.

Homeowners Questions/ConcernsLights at Monarch Entrance

- Homelink contacted the vendor and lights will be fixed this week.

Flowers at Entrances

- Several homeowners complained about how the flowers looked at the front entrances; they feel we should have a better look for the amount of money that is spent on flowers and whether we should go back to having the flowers done by JW.
- Amy will contact Hollingsworth to discuss the homeowner concerns.

Cart Paths

- There have been two agreements for maintenance of the JW cart paths, one with PTC in 1997 and another with Fayette County in 2012.
- It is felt with the significant raise in golf cart fees that PTC should maintain the golf cart paths to the school; as it stands they have raised golf cart fees without providing maintenance to the golf cart paths that PTC residents use going to school at the SMHS complex.
- The board will make plans to meet with the mayor and/or PTC commissioners to address golf cart concerns.
- The new golf cart project is paid for by SPLOST/Fayette Co; PTC does not provide money for this project.
- Per a verbal agreement between Fayette Co and Steve from Homelink, Fayette Co will continue to maintain the internal JW cart paths in the future.

Chain Link Dog Pen

- This is currently being addressed by Homelink.

Security in JW

- Option for cameras at the front entrances was brought up by a homeowner; it was felt that since many people have video doorbell surveillance this probably was not necessary but can be addressed in the future if felt warranted.
- Neighborhood Watch was talked about but this did not work well in our neighborhood in the past.
- It was emphasized that if a homeowner had a concern with something in the neighborhood (vandalism, suspicious cars or persons) to call the Fayette Co Sheriff and have them come to look into it. An email will be sent to JW homeowners with the phone number for the Fayette Co Sheriff Dept.

Block Parties

- No block party was held in 2021 due to COVID.
- \$1000 is budgeted for block party in 2022.
- An email will be sent asking for volunteers for a Social Committee to plan the block party.

Board Nominations

- The board currently consists of 6 members,
- There are three positions open for 2022.
- Two of the three board members have agreed to stay on for another term if no one stepped forward.
- Since there was not a quorum of homeowners at the meeting the board appointed Tom Hughes and Ron Lock as board members.
- Board members for 2023 will be current board members Norm Tapley, Susan Dwyer, Andreas Krampe and Laurie Davis; newly added board members are Tom Hughes and Ron Lock. Stepping down are Mitch Osborne and Amy Barkley.
- It was addressed with homeowners that if they knew of a homeowner who wanted to be on the board to have that homeowner let the board know.

Covenant Violations

- The ongoing covenant violation of the chain link dog pen is currently being addressed by Homelink.

Adjourned

Meeting was adjourned at approximately 3:00 PM.

Jefferson Woods

Run Date: 01/04/2022

BALANCE SHEET

As of: 12/31/2021

Assets

Account #	Account Name	Total
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01153	AAB Operating Ac	\$8,707.82
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01154	AAB MM	\$665.72
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TOTAL ASSETS		\$9,373.54
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Liabilities

Account #	Account Name	Total
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21000	ACCOUNTS PAYABLE	\$82.38
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21100	PRE-PAID OWNER ASSESSMENTS	\$6,874.70
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TOTAL LIABILITIES		\$6,957.08
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Equity

Account #	Account Name	Total
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31000	Prior Year Net Income/Loss	(\$3,916.22)
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31050	Reserves Savings - Unallocated	\$665.72
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	Current Year Net Income/(Loss)	\$5,666.96
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TOTAL EQUITY		\$2,416.46
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TOTAL LIABILITIES AND EQUITY		\$9,373.54
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Jefferson Woods 2022 Budget

Annual Budget Percent

INCOME

Assessment income \$17,600.00 95.65

Initiation income \$800.00 4.35

TOTAL INCOME \$18,400.00 100.00

EXPENSES

Administrative

Management Fees \$5,940.00 32.28

Insurance \$1,300.00 7.07

Accounting Fees \$325.00 1.77

Printing/Reproduction \$400.00 2.17

Postage \$400.00 2.17

SOS Fee \$30.00 0.16

Website \$250.00 1.36

Grounds Maintenance

Landscape Maintenance \$2,880.00 15.65

Cart Path Maintenance \$240.00 1.30

Irrigation Maint. \$200.00 1.09

Entrance Flowers \$1,250.00 6.79

Pressure Washing \$250.00 1.36

Fence Repair/Maint. \$125.00 0.68

Repair/Electric \$125.00 0.68

Entrance Lights \$50.00 0.27

Utilities

Electricity \$550.00 2.99

Water \$825.00 4.48

Community Expense

Block Party \$1,000.00 5.43

Adult Party \$0.00 0.00

Annual Meeting \$50.00 0.27

Yard/Month (6@\$25 month) \$150.00 0.82

Holiday Decoration Winner \$25.00 0.14

New Neighbors (\$25 per) \$100.00 0.54

Christmas Decorations \$150.00 0.82

TOTAL EXPENSES \$16,615.00 90.30