

## **MINUTES FOR JEFFERSON WOODS ANNUAL HOA MEETING ON 01/28/2018**

The Jefferson Woods Annual Homeowners Association Meeting took place on 01/28/2018 at 2:00 PM at the Woodcreek Clubhouse.

Board Members in attendance were John Warnock, President; Amy Barkley, Vice President; Norm Tapley, Treasurer; Susan Dwyer, Secretary; Bonnie Willis, Social Coordinator. Also in attendance was Steve Harrelson of Homelink Property Management, LLC.

Meeting was called to order at 2:00 PM.

Introduction of board members and Homelink member was made.

A total of 22 homeowners were in attendance representing 14 properties and 8 proxies.

### Homeowners

Barkley, 200 Monarch Drive  
Tramonte, 160 West Creek Court  
Dwyer, 160 Mockingbird Trail  
Watkins, 250 Jefferson Woods Drive  
Bains, 215 Monarch Drive  
Robison, 110 Monarch Drive  
Kozusko, 220 Jefferson Woods Drive  
Warnock, 160 Monarch Drive  
Davis, 195 Jefferson Woods Drive  
Mahaffey, 135 West Creek Court  
Gadhia, 105 Jefferson Woods Drive  
Willis, 145 Monarch Drive  
Tapley, 225 Jefferson Woods Drive  
Osbourne, 105 Monarch Drive

### Proxies

Wyper, 110 Jefferson Woods Drive  
Mezosi, 175 Mockingbird Trail  
Hughes, 240 Jefferson Woods Drive  
Glynn, 180 Monarch Drive  
Chaphe, 215 West Creek Court  
Berggren, 185 Jefferson Woods Drive  
Ene Saint-Preux, 135 Monarch Drive  
Ediger, 155 Monarch Drive

Reading of minutes from last year's HOA meeting were read and accepted.

Steve Harrelson went over the financials.

- \$5294 in the operating budget
- \$4482 in the reserves
- We were within \$140 of the proposed budget for 2017
- All homeowner assessments were paid this year

John Warnock went over what was done last year.

- Entrances were redone with stone (the original material was disintegrating)
- Entrance signs were redone
- Fencing was painted
- New lighting was installed at the front entrances

Old Business:

- Emails were sent out to the HOA regarding a trash vendor who would give homeowners from JW a break in price if they called and identified themselves as a resident of JW.
- It was made clear that the board does not endorse one trash company over another, this was information that had been requested at last year's HOA meeting. The board will not tell homeowners they have to all use the same trash company.
- Repaving streets is Fayette County's responsibility. If you feel your street needs to be repaved you can call the county and request this.

New Business:

- Bonnie Willis, the social coordinator, went over the past year. The adult social was cancelled due to lack of RSVPs for attendance. She would like to see block parties hosted by each street – there are 4 main streets so there would be one block party per quarter; this would be a way to get to know the neighbors on your street. She also went over the YOMs and she requested that homeowners update their information for the directory.

Homeowners Questions/Concerns:

- Many homeowners brought up that the golf carts going to and from school (being driven by students) are going too fast and have become a safety issue for the neighborhood; they also do not stop for the stop signs at the end of the path. Options for what homeowners could do were discussed: Call the Fayette Co Sheriff's Office and complain about the problem, making sure they understand it is a safety issue for pedestrians in the neighborhood and asking that they enforce the speed limit for the golf carts; confront the drivers of the carts and ask them to slow down; getting the cart ID number to give to the county. It was brought up that putting a white line at the end of the cart paths as a stopping line might help – this would need to be done by Fayette County.

- Problems with mail delivery service from PTC post office were discussed. There was an article in the local paper about this with a phone number to call regarding these problems. It was also mentioned to call PTC City Hall and Congressman Drew Ferguson to address the problem.
- A homeowner asked about the land in JW that was owned by Woodcreek. He wanted to know if JW could buy it and use it to build a community area with a playground, covered area for meetings, etc. Dave Kozusko said it was a piece of land that was deemed unbuildable from the time of the building of JW subdivision.
- A homeowner wanted to know if the fee paid to Woodcreek for the use of the pool and facilities was a fair fee for the residents of JW. This was discussed and the general feeling was that this was a fair amount for the use of the Woodcreek recreational facilities.

#### Board Nominations:

- John Warnock thanked Amy Barkley and Susan Dwyer for their four years on the board and let the homeowners know they were leaving the board and two positions would be open.
- The floor was opened for nominations. No nominations were given.
- Mitch Osbourne volunteered for one position on the board. Motion was made to accept his offer and was seconded. All in attendance approved.
- One board position is still available; there needs to be 5 people on the board to prevent a tie when voting on motions.
- Several names were brought up as possible board candidates; these people were not at the meeting but will be contacted to follow up on this information.

Meeting was adjourned at approximately 3:00 PM.