

## **MINUTES FOR JEFFERSON WOODS ANNUAL HOA MEETING ON 01/24/2016**

The Jefferson Woods Annual Homeowners Association Meeting took place on 01/24/2016 at 2:00 PM at the Wood Creek Clubhouse.

Board Members in attendance were Tom Hughes, President; Amy Barkley, Social Coordinator; Andy Wyper, Treasurer; Susan Dwyer, Secretary. Also in attendance were Scott Sells and Steve Harrelson of Homelink Property Management, LLC.

Meeting was called to order at 2:00 PM.

Introduction of board members and Homelink members was made.

A total of 39 homeowners were in attendance representing 16 properties and 23 proxies.

### Homeowners

Hughes, 240 Jefferson Woods Drive  
Barkley, 200 Monarch Drive  
Wyper, 110 Jefferson Woods Drive  
Dwyer, 160 Mockingbird Trail  
Watkins, 250 Jefferson Woods Drive  
Glynn, 180 Monarch Drive  
Bain, 215 Monarch Drive  
Gadhia, 105 Jefferson Woods Drive  
Chaphe, 215 West Creek Court  
Robison, 110 Monarch Drive  
Garcia, 180 West Creek Court  
Brown, 260 Jefferson Woods Drive  
Sabulski, 130 Glenfare Trace  
Richards, 270 Jefferson Woods Drive  
Kozusko, 220 Jefferson Woods Drive  
Mezosi, 175 Mockingbird Trail

### Proxies

Butler, 280 Jefferson Woods Drive  
Ediger, 155 Monarch Drive  
Doeve, 105 Monarch Drive  
Tramonte, 160 West Creek Court  
Willis, 145 Monarch Drive  
Wright, 210 Jefferson Woods Drive  
Tapley, 225 Jefferson Woods Drive  
Lee, 255 Jefferson Woods Drive  
Warnock, 160 Monarch Drive  
Dunn, 130 Glenwood Chase  
Mosier, 120 Glenfare Trace  
Fleming, 110 Glenfare Trace  
MacLauchlan, 260 Jefferson Woods Drive  
Adams, 275 Jefferson Woods Drive

Sassic, 110 Glenwood Chase  
Parrish, 220 Monarch Drive  
Tribo, 105 Mockingbird Trail  
Ketola, 120 Glenwood Chase  
Houghtaling, 180 Jefferson Woods Drive  
Landrum, 125 Jefferson Woods Drive  
Karli, 100 Glenwood Chase  
Rader, 170 Mockingbird Trail  
Ernberger, 120 Jefferson Woods Drive

Nancy Glynn of the Neighborhood Watch Program was introduced and described what the program was and gave an update.

Amy Barkley gave a Social Committee overview with a review of the block party and adult social this past year. She encouraged homeowners to join as there is no limit to the number of people who can be on the Social Committee. She next reviewed the Yard of the Month Program (April through October yearly / winner gets \$25 gift card) and the Holiday Decorations contest, the winner of which is awarded a \$50 Visa gift card. Next she reviewed how new homeowners are welcomed to the community with a visit in which they are provided with a current directory and a \$25 Visa gift card; she mentioned we had a record number of homes sold this last year.

Tom Hughes discussed the Golf Cart Path Project; he said Fayette County has delayed the project due to numerous concerns. He went over how Fayette County maintains our golf cart paths. It was mentioned that the stop signs are missing from the paths at Monarch & Redwine.

Susan Dwyer reviewed how the neighborhood directory is updated whenever a change is made and then it is emailed out to the community via the JW HOA group email. She went over that it was important that homeowners provide any changes in email addresses and/or phone numbers both to keep the directory current and to allow email communication through the JW HOA group email. She made it clear that no email addresses were published on the JW directory, they were given to the website manager to be put on the HOA group email list. She next discussed the website at jeffersonwoods.org and that it had been revamped over the past year, that almost all questions with regards to Jefferson Woods can be answered by going to the website, including questions regarding RFMs, covenants, current board members, and minutes from past and present annual HOA meetings. Also, Yard of Month and Holiday Decorations winners are on the website for the previous three years. She discussed there is information about the communities of Peachtree City and Fayetteville, including the use of cart paths and garbage service.

Andy Wyper gave an overview of the 2015 budget; as of 12/31/15 we had \$5419.45 in the checking account and \$10,267.64 in the money market reserve. He went over that the majority of expenses incurred were for Homelink and landscaping. He then discussed the proposed budget for 2016.

Scott Sells reviewed what Homelink does as an HOA management company. He stated he was available 24 hours a day by phone. He reviewed how he enforces the covenants and bylaws of

the JW HOA, and how the covenants are in place to protect the home values in the neighborhood. He reviewed what constitutes covenant violations. He sends out the letters of the covenant violations; the board is not involved in the process until after the fact to avoid conflict of interest with regards to the board and covenant violations. Homelink does a drive through every 10 days to check for covenant violations and to make sure covenant violations have been taken care of in a timely manner. The types of things looked for are vehicles on the grass, garbage cans in view from the street or left on the street after garbage pickup day, and unkempt yards. He discussed that violations needed to be taken care of in a timely manner and that if a third letter needed to be sent there would be a \$25 per day fine for unresolved covenant violations. He went over how RFMs were needed for all changes to property and that RFMs go directly to Homelink to be approved. He stressed how covenant enforcement and RFM approval are to protect property value in Jefferson Woods.

The topic of rental homes came up; there are currently 7 homes that are rented out in Jefferson Woods. Several homeowners asked the addresses of the rental homes; Tom and Scott related this was a matter of open record and would be provided upon request.

Tom reviewed that the board usually meets four times a year as specified in the bylaws. He noted there were three board positions to be filled – Andy Wyper, Susan Dwyer and Amy Barkley. Tom asked for nominations from the floor; Amy Barkley, Susan Dwyer and Norm Tapley were nominated; nominations were seconded and passed. Board members for 2016 will be Tom Hughes, John Warnock, Amy Barkley, Susan Dwyer and Norm Tapley.

Meeting was adjourned at approximately 3:15 PM.