

## **MINUTES OF JW HOA BOARD MEETING FOR 2/5/2023**

**CALL TO ORDER:** February 5, 2023 @ 2:04pm

**ATTENDEES:** Board members were Tom Hughes, Andreas Krampe, Amy Barkley, Norm Tapley, Laurie Davis, Susan Dwyer, Ron Locker and Steve Harrelson from Homelink.

- 27 homes represented. Homeowners signed in upon arrival.
- Board Members introduced themselves.
- Andreas Krampe and Susan Dwyer retire from board. Other members stay in place. No vote at this time.

**2022-2023 Budget** reviewed with neighbors by Norm Tapley.

**2023-2024 Budget** reviewed. An increase of the annual dues to \$250 was implemented this year due to rising costs and in preparation for future golf cart path maintenance. This was the first increase in dues in 8 years.

Welcome to new neighbors! Every effort is made by the board to welcome new neighbors to the neighborhood soon after arrival. Contact information should be shared with Homelink during home transferal process at which time Homelink will send a welcome letter and forward information to the HOA board. If any neighbors have questions or concerns, they can reach out to Steve at Homelink for further assistance.

**2022 Block Party:** Annual Block Party held on October 22, 2022 with great success! Pig Roast, Pot Luck and Yard Games. Lots of fun! Thanks for roasting the pig, Ron!

### **GOLF CART PATH UPDATES:**

Map of tunnel project shared and location of new tunnel discussed. Fayette County has agreed to resurface the internal JW cart paths upon completion of the Redwine Cart Path project. Maintenance of cart paths by Fayette County will be discontinued upon completion of Redwine path project. Jefferson Woods will then be responsible for maintenance of both internal paths. Preparation for this maintenance expense was discussed.

- Communication with neighborhood will be sent out when paths are complete indicating that our neighborhood will be responsible for internal path maintenance going forward.
- Updates and maps will be added to Jefferson Woods HOA website

## **RENTAL PROPERTIES:**

- Issues with rental properties in neighboring communities was presented and it has been highly recommended that Jefferson Woods consider amending the rental properties covenant in Jefferson Woods covenants.
- Amendment to covenants and by-laws to address rental properties in JW will be produced by board members and sent out to the neighborhood for input
  - Adoption of the Georgia Home Owners Association Act was presented as an option. This would require a  $\frac{2}{3}$  vote of the entire community in order to adopt and would allow any new covenants to apply to all residents.
  - Without adoption of the GA HOA Act, any covenant amendment would require unanimous approval.
  - Homeowners are encouraged to read the GA HOA Act and give input to board on whether to adopt this act or not
  - Attorney fees for amendment will be approximately \$3000
  - Stay tuned to email for future updates of this issue.

## **GARBAGE CONCERNS:**

- Homeowner brings concern that garbage pick-up dates are on varying days for 3 different garbage service companies causing multiple days per week of garbage on the street in the neighborhood. Suggestion is presented for the HOA to coordinate one garbage company for the entire neighborhood with a potential for a discount with the company for the neighborhood service. This suggestion will be considered by the board.

## **COMMUNICATIONS:**

- Updates for the cart path will be added to the Jefferson Woods HOA website
- The Jefferson Woods Facebook page is NOT associated with the HOA and is for social purposes only
- All homeowners should refer to the website for HOA information.
- If you know of a neighbor that is not receiving emails, please refer them to Homelink.
- For any neighborhood questions and concerns, please contact Steve Harrelson at Homelink and he will refer them to the board as necessary.