

MINUTES
ST. JOHNS CROSSING HOMEOWNERS' ASSOCIATION, INC.
May 20, 2023
Holiday Inn Express – 7905 Senoia Road
Fairburn, GA

The St. Johns Crossing Homeowners' Association was called to order by Elizabeth Hurst, Secretary, at 1:15pm in the absence of a President and Vice President who resigned in March 2023.

Secretary Hurst informed the members of the Association that the purpose of the meeting is to *"amend the HOA covenants and to elect a new President and Vice President of the Association."*

Secretary Hurst asked for a Motion to elect a new President. Jonathan Blalock nominated Joan Blalock for the position of President. The Motion was seconded by Londa Briscoe. A vote was taken and the Motion passed unanimously.

Secretary Hurst asked for a Motion to elect a new Vice President. Michael McGill nominated Sylviette McGill as Vice President. The Motion was seconded by Gerald Boyd. A vote was taken and the Motion passed unanimously.

All members present received copies of covenants from three (3) surrounding subdivisions and were asked to review and discuss what St. Johns Community would like to include in its "amendments" to the covenants.

After a lengthy discussion the following revision topics were brought before the members for possible inclusion. They are:

- Creation and maintenance of community standards
- Transfer/initiation fees
- Upkeep of property, i.e., lawn, pressure washing of houses and driveways
- Junk cars in driveways
- Repairing of cars in driveways
- Garages used as repair shops
- Loud mufflers and racing of cars in community
- Dogs on leashes and picking up dog poop
- Increase in HOA dues effective 2024
- Uniform mailboxes
- Holiday decorations and political signs
- Broken blinds and mildew on houses
- Investors limits
- Rental cap by owners

Some of the referenced inclusions are listed in the original covenants filed in 2003 but are not described in a more comprehensive detail. The members desire that the added covenants be an amendment to the 2003 and incorporated therein.

Members agreed to include the stated proposed covenants and to discuss with the Association attorneys the issue of investors limits and rental caps by owners.

A discussion was held concerning a “community-wide” yard sale to occur in late September or October when the weather is more comfortable. The President will secure the information needed from the City and report to the Board and a date will be confirmed for the yard sale. Each homeowner desiring to participate will register their house and on the scheduled date the items will be placed on the respective driveway or in the garage for sale. Details forthcoming through the website.

The St. Johns Crossing website will be launched within the next two months. The web designer is still securing information and photos for the site. The website domain is: stjohnscrossinghoa.net.

A Motion was made by Daniel Elzy to adjourn the meeting, Motion seconded by Ruby Wilson. Meeting adjourned at 4:15pm.

MINUTES APPROVED _____, 2023

President, Joan Blalock

Secretary: Elizabeth Hurst