

St. Johns Crossing Homeowners' Association, Inc.

MINUTES – ORGANIZATIONAL MEETING

March 29, 2025

The Homeowners' Association meeting was called to order at 1:07pm by the President, Joan Blalock.

A prayer was given by Xavier Greene.

The homeowners attending the meeting each introduced themselves with their residence address, along with the Board of Directors. There were 32 homeowners in attendance.

The Treasurer, Christine Hill, presented the 2025-2026 budget for approval reflecting projected income of \$18,088.44 which includes \$4,24.44 balance on hand in January 2025. The total expenses are \$16,240.80. It is projected that the HOA will go into 2026 with a balance of \$1,847.64. It was reported that three (3) homes are up for sale with one house scheduled to close on April 11, 2025.

Christine Hill also gave the Financial Summary from January 1 through March 28, 2025. This summary totaled \$9,372.61. One question on the floor concerning the 2025-2026 budget was the expense of \$1,889.94 to RCP Plumbing. It was explained by the Treasurer that the front entrance needed a faucet installed to water plants and shrubbery on both sides of the subdivision entrance. The HOA had installed a "sprinkler" system years back but is not operable now. No further questions were raised about the budget and a Motion was made by Dan Elzy to approve with a Second by Michael McGill. The Budget was approved as presented for 2025-2026.

President Blalock gave the following updates regarding the community. She stated that communications had been with the director of Public Works for the City of Fairburn concerning "the broken gate" on West Campbellton that allows access to some homes on Crosswinds Walk and Winding Crossing Trail. She also noted that the communication also consisted of a request to repair the sidewalks that are uneven and broken. President Blalock also requested speed limit signage be placed within the subdivision to deter speeders on the streets.

President Blalock has also spoken with Code Enforcement regarding cars parked in driveways without current tags. She stated she was informed that the City is working on new Ordinances that will address that issue, but Code Enforcement can ticket cars with flat tires. She will continue to work with Code Enforcement and Public Works on both critical concerns in the community. President Blalock also informed the homeowners that the fence will be repaired, and the Board hopes to be able to install new fencing next year.

St. Johns Crossing Homeowners' Association, Inc.

March 29, 2025

Minutes – Page 2

Vice President and Chair of the Beautification Committee, Sylviette McGill, advised the homeowners that Pike Nursery will be upgrading the front entrance within the next couple of weeks with new flowers and shrubs. She informed the homeowners that Pike Nursery was chosen because their plants are guaranteed for life when they remain planted in its original location and the plants die for any reason.

The next item on the agenda was “open forum” with homeowners. This time allows any homeowner to speak concerning any issues/suggestions they have within the community. One homeowner wanted to speak on the severity of the HOA Covenants and if the HOA can be dissolved. The President responded that the Covenants of our HOA are not nearly as severe and stringent as other subdivisions in and around us. Our HOA looked at other subdivisions Covenants before we “amended” ours two (2) years ago and kept our Covenants strong but not at the point that it would cause hardship on the homeowners. It was also noted that our HOA can only be dissolved with 2/3 of 87 homeowners agreeing to the dissolution.

One homeowner was concerned that the HOA does not check on its residents to see if they are sick, in need of help or just be a good neighbor. Another comment centered on having fun activities around the neighborhood and getting to know each other. Another homeowner wanted to know if he could have a shed in his backyard.

The next agenda item was the “Neighborhood Watch”. The President reported that on two separate occasions the Fairburn Police have been called for young men walking throughout neighborhood wearing black and hoodies. Another incident where two juveniles living in a rental within the subdivision were caught taking mail from homeowners’ mailboxes. Both incidents are a grave concern to the community. For these two reasons now upon the HOA, the need for a Neighborhood Watch seems to be needed.

Several homeowners living on the west side of Winding Crossing Trail stated they have their own “watch” in progress. The consensus of the homeowners present is that the “neighborhood watch” needs to be for the entire community. After a lengthy but positive discussion, the decision was made to have a “Neighborhood Watch” committee formed. The Chair selected was *Xavier Greene*, members include *Reynold Darden*, *Jimmie Walker*, *Reginald Archibald*, *Jonathan Blalock* and *Michael McGill*. Mr. Green will meet with the members and work out the logistics for the committee.

The Secretary of the Board conducted the process for the election of a new Board of Directors. Secretary Hurst reviewed the document included in the meeting packet that outlined the eight (8) points that will be followed for the election. These "procedures" are attached to the Minutes and made a part of its official records. Secretary Hurst requested that homeowners with proxies please present them at that time. No homeowner had a proxy in hand. It was placed on the record at this time that all five (5) Board Members had proxies to vote in the election process. Homeowners were allowed time to review the Board proxies but no one chose to review them. The Secretary also read an excerpt from the Minutes of December 7, 2024, in which some homeowners' requested to use a proxy to vote. It was also noted to all homeowners that a "Proxy Form" was placed on the HOA website for their convenience for this election on March 1, 2025.

The Board of Directors chose Renita Bridges to count votes for the Board and the homeowners chose Brenda Davidson to count for them. These two people chosen to count votes must agree on the final numbers count.

The final votes for each position is as follows:

President – Joan Blalock 28, **No opposition**
Vice President – Sylviette McGill 21, Xavier Greene 7
Treasurer- Christine Hill 24, **No opposition**
Secretary- Elizabeth Hurst 25, Brenda Davidson 7
Member at Large- Lamont Pearson, 20, Xavier Green 9

New Board Members for 2025-2026

President – Joan Blalock
Vice President – Sylviette McGill
Treasurer – Christine Hill
Secretary – Elizabeth Hurst
Member at Large – Lamont Pearson

After the voting process had concluded, Member at Large, Lamont Pearson, asked the homeowners "WHAT" can the Board do to make the community better. He stated the Board works hard for them and he would like to see the community continue to thrive.

St. Johns Crossing Homeowners' Association
March 29, 2025
Minutes – Page 4

No other business before the Association, a Motion was made by Dan Elzy to adjourn and was Seconded by Jonathan Blalock. The meeting ended at 2:55pm.

Approved: _____

Elizabeth C. Hurst, Secretary

Joan Blalock, President

Minutes Approved and Made a part of the permanent records of the Association by affixing the Corporate Seal.

BOARD MEMBERS:

Joan Blalock, President
Sylviette McGill, Vice President
Christine J. Hill, Treasurer
Elizabeth C. Hurst, Secretary
Lamont Pearson, Member at Large