

ST. JOHNS CROSSING HOMEOWNERS' ASSOCIATION, INC.
MINUTES
DECEMBER 7, 2024

The Meeting was called to order at 1:05pm by President Joan Blalock.

A prayer was given by President Blalock.

President Blalock presented the Minutes of the September 14, 2024 meeting. No corrections or additions were made. Jonathan Blalock made a Motion to Approve the Minutes, a Second was made by Nathan Brown. The Minutes were approved as written.

The Members of the subdivision introduced themselves with their respective addresses.

Christine Hill, Treasurer gave her report. She reported that from January 1 through December 6, 2024, the HOA expenses are \$10,452.79. The HOA bank balance as of December 6 is \$7,063.28. One question was raised concerning the expenditures as it relates to "security". The Board decided on two (2) occasions the need for security to maintain a safe and cohesive meeting environment. Security will be decided by the Board on a meeting-to-meeting basis for future meetings.

Christine Hill informed the homeowners that the 2025 HOA assessment bills have been prepared and will be mailed no later than December 16. It was also noted to all in attendance that there are no "late notices" sent and that on-line payments is now an option with our bank. The fee to use this service is \$3.00. The Treasurer, Ms. Hill, guided the homeowners through the on-line payment process portal. Once a payment is made through the on-line portal, the President and Treasurer receives notice so that the payment is reflected on our records. Homeowners can continue to send payments by mail, using a check or money order to the PO Box of the Association.

President Blalock reviewed the HOA "Contact Information" flyer in packets. Mrs. Blalock also discussed the collection agency "Magnum Associations" that the Board retained to collect past due assessments. Magnum will be collecting past due assessments from 2021-2024 over \$250.00. Prior to 2021 will remain on HOA books as liens. A question from the floor as to the legality of using a collection agency was made. The answer is our Covenants allows the HOA to use a collection agency, and to assess late fees to delinquent accounts and file a lien on the property.

The members of the HOA were again reminded to go to the website, read the Covenants, both **original** and **amended** and review pertinent information that is constantly updated for the community. The same violations are consistently occurring such as loose and stray dogs and trash cans. Dogs defecating without owners picking up waste is still an issue.

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Trash is overflowing and not being removed timely after pickup. The HOA has a volunteer who picks up trash within and outside the entrance of the subdivision. This is no longer a cost to the community. Parking cars on the street by homeowners overnight is a violation of Covenants and will be enforced. Visitors and guests are allowed on-street parking.

The discussion of "outside structures" such as fences must have a permit before erecting it. The permit can be obtained from the City of Fairburn Building Department. Any fence erected without a permit the city can order its dismantle if the HOA has not received a request from the homeowner and the fence does not conform to Covenants. The fee for the fence permit is \$100.00. President Blalock asked that the fence permit is visually displayed when building a new fence as per requirements of the City of Fairburn.

President Blalock informed the homeowners that the Board with the suggestions of homeowners at a previous meeting is in the process of working with a sign company to get new signage inserts for our front entrance. Only the "St Johns Crossing" will be replaced. It was noted that the signage at the entrance has been in place for over 21 years and needs an upgrade. The samples of several entrance signs were distributed for review by homeowners, but the final decision of the signage will be made by the Board of Directors. There are enough funds remaining in the 2024 budget to replace the entrance signs this fiscal year.

There was a discussion by homeowners regarding a new fence surrounding the front of subdivision. It was noted that at the present time our revenue, which runs between \$12,000 and \$14,000 a year simply does not allow new fencing at this time.

Vice President Sylviette McGill reported that she as a member of the "Beautification Committee" received very little Christmas decorations from the previous year, and has purchased decorations from Amazon and it will arrive in about a week. As soon as it is delivered, she and other members of the Committee will decorate the front entrance. She noted that the decorations were purchased on Cyber Monday, and she saved the HOA over \$300.00. The items purchased totaled \$407.18. Mrs. McGill will spend a bit extra to get special hardware to hang the wreaths and garland. She also purchased lights for the fencing around the front of the subdivision. The HOA will reimburse Mrs. McGill for monies spent out of pocket for the Christmas decorations.

In the "Open Discussion" with Homeowners, a question was raised concerning the elections of new officers. Some homeowners were under the impression that at this meeting new board members would be elected. The election of new board members will be held at the March 2025 meeting of the Association. Questions were raised concerning:

- Can a person be nominated who is not present
- (a) Can a proxy be used
- (b) Can board members be paid a stipend

Answers: a person must be present to accept nomination, a proxy can be used, a board members cannot be paid a stipend. They can only be reimbursed for gas and mileage in the performance of their respective duties.

No other questions or concerns, the Meeting adjourned at 2:15pm.

Approved: 3/29/2025

Elizabeth C. Hurst
Elizabeth C. Hurst, Secretary

Joan Blalock
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