

MINUTES
ST. JOHNS CROSSING HOMEOWNERS' ASSOCIATION, INC.
March 23, 2024

The Meeting was called to order at 1:15pm by President, Joan Blalock. Present were: Christine Hill, Sylviette McGill and Elizabeth Hurst. Lamont Pearson was absent.

Opening Prayer by Michael McGill.

The President asked the homeowners to review the October 28, 2023, minutes in their packet for approval. A Motion was made by Jonathan Blalock to approve with a Second by Dan Elzy. The Minutes were approved as presented.

The Treasurer, Christine Hill, presented the Treasurer's report as follows:

Balance in Account: \$6,821.56

Homeowners' delinquent in 2024 dues: 20

The Treasurer also presented the "Projected 2024 Budget for Approval. The budget expenses are: \$10,185 with an estimated income of \$14,243. The Projected budget includes all expenses for 2024 with a balance projected for 2025 of \$4,000. A Motion was made by Dan Elzy to approve the Budget for 2024 with a Second by Michael McGill. The Projected Budget was approved as the Annual budget for 2024. The Treasurer also presented the Financial Summary for 2023 and expenses for the HOA from January 1 through March 15, 2024. (Copies attached to the original Minutes)

The President reviewed the "Reminder" letter sent to all homeowners regarding the "amended covenants" filed in December 2023 for the Association. In the President's review, she discussed trashcans being placed out for pickup overflowing, fences being erected without HOA approval, damaged mailboxes that are an eyesore to the community, tree removal with the City nor HOA approval. The President reminded the homeowners that they must notify the HOA before removing trees and erecting fences.

A major issue of concern with the Homeowners is the "metal garage" that was erected at 1020 Winding Brook Way. The HOA was informed by the homeowners that they were erecting a shed to cover their motor home but what showed up in less than three (3) days was a shed taller than the house. Homeowners reported their displeasure with such an ugly structure coming into the subdivision on the main street. The HOA will employ an attorney to assist the subdivision with this serious violation of the covenants. Information and updates will be forthcoming to residents.

A discussion regarding the appearance of the front entrance was addressed by the Board. The Board would like to get a new "St. Johns Crossing" sign for both sides, but the budget will not allow this year. Because the HOA is carrying past due assessments on the books over \$15,000, the Board of Directors will be employing a "Collection Agency" to assist with

St. Johns Crossing Homeowners' Association Meeting
March 23, 2024
Page 2

collecting the past due amounts from the homeowners.

The Board of Directors will plant flowers and replenish the mulch at the front entrance sometime in May. The HOA will also place a "graduation" sign at the front entrance congratulating all 2024 graduates in the subdivision.

The President advised the homeowners that "any and all" HOA concerns can be sent directly to the Board by email at: sjchoa20@gmail.com, or through the website at: www.stjohnscrossinghoa.net or by phone at: 404-587-3042.

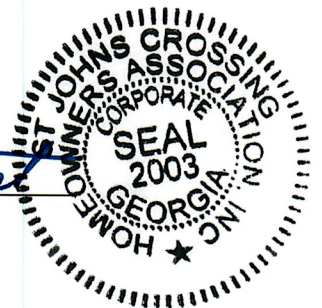
Refreshments were served at the end of the meeting.

Motion to adjourn was made by Michael McGill and Seconded by Tim Sanders at 2:45pm.

Approved 6-22-2024


Joan Blalock, President


Elizabeth C. Hurst, Secretary



Minutes made a part of the official Minutes and Records of the Association

St. Johns Crossing Board of Directors

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