

MINUTES
ST. JOHNS CROSSING HOMEOWNERS' ASSOCIATION, INC.
June 22, 2024 – Fairburn-Hobgood Library

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

The opening prayer was given by Ruby Wilson.

All homeowners present introduced themselves to the group with their names and property address.

President Blalock presented the Minutes of the March 23, 2024, meeting to the homeowners for approval and adoption. No corrections were made to the Minutes and Jonathan Blalock made a Motion to approve the Minutes as written. Jimmie Walker Seconded the Motion and the Minutes were approved.

Christine Hill, Treasurer, gave her report that the Bank balance as of June 21, 2024 is \$5,498.00 expenses from January 1 through June 21, 2024 are \$6,606.52. Ms. Hill reported twelve (12) homeowners still delinquent for 2024. These homeowners will be forwarded to the Collection Agency for further action, along with other past homeowners who are delinquent.

President Blalock discussed the changes made to the approved budget after the March 23, 2024 meeting. Because the HOA needed to hire an attorney to assist with covenant violations the original budget was amended to allow \$2,000 to fund "legal fees". The total legal fee budget is \$2,500.00. The Attorneys for the HOA are Cobb, Olson & Andrie, LLC. The amended budget total amount did not change, only certain line items were reduced to fund the attorneys line item.

Several homeowners opened the discussion on fines assessed, brick mailboxes and pressure washing of community streets. The Board emphasized to residents that they must review the original and amended covenants on the website regarding these issues. No brick mailboxes are allowed in the community after the amended covenants were filed on December 21, 2023. One homeowner was fined for violating this covenant. There were discussions on pressure washing the streets, so all the area looks uniform. The Board stressed to homeowners that we have over \$15,000 outstanding from certain homeowners who have not paid and some who have not paid in several years. The HOA budget simply cannot make this expense even if there is a homeowner who has a pressure washing company and will give us a special rate.

Board member McGill stated that she took the liberty of assisting the community by having the sidewalk across from the common area on Winding Crossing cleaned at her expense

because she loves her community. It was suggested that homeowners pressure wash in front of their homes which would make the entire community appearance look better.

President Blalock informed the residents that the HOA have secured on-line payments through United Community Bank. Residents will be able to pay HOA assessments in 2025 on-line with a fee of \$3.95 assessed to the payment portal. The website will reflect this information as soon as the webmaster for the HOA can meet with the bank and receive the pertinent information to place the account online.

The website will reflect on the first page the new payment option as soon as it is available.

The President informed the residents also that the Collection Agency for the HOA is: Magnum Association Services, LLC.

The HOA is still working with the attorneys concerning the oversized garage and potential tiny house in the subdivision. Additional information will be forthcoming.

Homeowner Renita Bridges suggested the HOA have a committee to pick up paper and other debris from our streets. The “Clean-Up” Committee will make rounds weekly or when they see trash and dispose of it properly. Members are: Renita Bridges, Sylviette McGill and Jimmie Walker.

The Board discussed with the homeowners the need for a new signage inset at both sides of the front entrance and the Board will begin checking costs associated with this expense for the 2025 budget.

No other discussions on the floor, a Motion was made by Jonathan Blalock to adjourn and was seconded by Jimmie Walker. The meeting adjourned at 3:15pm.

Approved: 9-14-2024

Elizabeth C. Hurst
Elizabeth C. Hurst, Secretary

Joan Blalock
Joan Blalock, President

Minutes made a part of the official records of St. Johns Crossing Homeowners' Association, along with agenda and attachments

