

MINUTES

St. Johns Crossing Homeowners' Association, Inc.
December 6, 2025 – Fairburn-Hobgood Library

The St. Johns Crossing Homeowners Association Meeting was called to order at 1:05pm by the President, Joan Blalock. All Board members were present; Sylviette McGill, Vice President, Christine Hill, Treasurer, Elizabeth Hurst, Secretary and Lamont Pearson, Member at Large.

A prayer was offered by the President, Joan Blalock.

The President presented the Minutes of September 13, 2025 for approval. No corrections or additions were brought before the floor and Michael McGill made a Motion to approve and Christine Hill, Seconded. The Minutes were approved as written.

The Treasurer, Christine Hill, made her financial report. She noted four (4) line items over budgeted. One being "HOA/Graduation/Solicitation" Signage. The line item was over budget by \$322.99 due to graduation signage not being specifically earmarked. Office Supplies was over budgeted due to purchase of a laptop and printer for the HOA. Beautification was over budgeted by \$529.74 and Phone. The HOA purchased a new phone because of problems with old one in the amount of \$364.36. The HOA also purchased a printer for the Secretary, and the laptop, printer and phone will be turned over to the new Board in March. This balance in account is enough to carry the HOA until the first of the year when assessments will begin to come into account. Christine Hill did note that the HOA will need to pay the State Farm Insurance and the Attorney bill in the month of December which should be approximately \$1,500. The balance in account as of November 30, 2025 is \$3,060.05.

One homeowner requested to know who has the phone. The response was President. Another question from a homeowner was posed concerning the insurance by State Farm. It was explained that the insurance covers the Board fiduciary duties and liability for the front entrance fence and brick entrance structures.

President Blalock reported that the Chair of the Neighborhood Watch, Xavier Greene, has not made a report to the Board since inception in March 2025. She also reported that the website is set to receive HOA assessment payments for 2026. There is a \$5.00 fee charged by the Bank to use the payment portal. Four homeowners have paid their assessments as of this meeting. It was also reported that a fee of \$25.00 will be assessed for any payment received after January 29, 2026. Bills will go out by December 29, 2025.

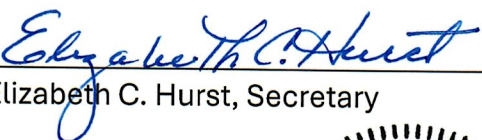
A discussion regarding the placement of political signs near the subdivision was discussed. The Board made it clear that any political sign placed within our property was

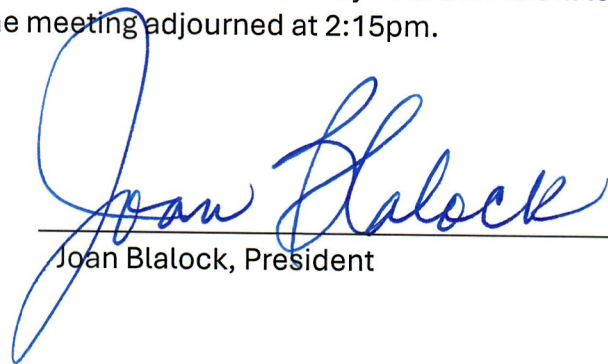
removed by the candidate. Any signage by our entrance was in the City right of way and the HOA did not have authority to remove or request its removal. It was noted that any and all candidates running for a municipal seat in the City could have placed their signage with the one candidate whose sign was on St. Johns Crossing side but in the right of way. The HOA did not endorse any candidate.

President Blalock noted that the next HOA meeting on March 21, 2026, is an organizational meeting where a new Board will be elected. She also noted that any homeowner may secure a “proxy” of another homeowner in good standing if they cannot attend the meeting. The proxy form is on the website and must be presented at the meeting. No voting by telephone will be allowed.

No other business came before the meeting, and a Motion was made by Michael McGill to adjourn with a Second by Michelle Dozier. The meeting adjourned at 2:15pm.

Approved 3/21/2026


Elizabeth C. Hurst, Secretary


Joan Blalock, President

CORPORATE SEAL



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