

ST. JOHNS CROSSING HOMEOWNERS' ASSOCIATION, INC.
MINUTES – ORGANIZATIONAL MEETING
MARCH 21, 2026

The Meeting of St. Johns Crossing HOA was called to order at 1:10pm by the President, Joan Blalock. Present were: Elizabeth Hurst, Christine Hill and Lamont Pearson. Sylviette McGill was absent.

The Prayer was delivered by Frank Aikens.

All members of the Homeowners Association present introduced themselves, along with Board members.

The Minutes of the December 6, 2025 meeting was presented for approval. Jonathan Blalock made a Motion to approve, and it was seconded by Michelle Dozier. There being no corrections to the Minutes they were approved as written.

The Treasurer, Christine Hill, presented the financial report showing \$1,732.10 in bank as of March 20, 2026. The January 1 through March 20 expenditures is \$12,273.54. This amount reflects the fence cost of \$7,720.00. A budget for the next nine months – April 1-December 31 is projected as \$4,445.00. She reported that 76 homeowners have paid to date with a projection of receiving \$1,440.00 from six (6) homeowners who are delinquent and always pay. Mr. Aikens asked if the HOA would be in good shape to finish out the 2026 budget year. The Treasurer reported yes. No other questions were posed, and the budget was approved for 2026 with a Motion by Dan Elzy and seconded by Jonathan Blalock.

The President reported that streetscapes projects have been completed by the City of Fairburn and the three streets in the subdivision would be paved in late June or July 2026. She also reported that the fence would be stained with solar lights installed on top when the wood has been cured and funds are in budget to perform work.

The floor was opened for discussions by homeowners. One homeowner wanted to address loud car mufflers to the police officer present. The homeowner wanted to know if the City could enforce the noise levels of cars in the city. The officer stated that noise is coming from exhaust pipes installed on the cars and there is an ordinance that addresses this issue.

The Secretary reported that notices will go out to all homeowners, either by mail or email requesting weed control, mold and mildew prevention on houses, junk cars and cutting of grass in a timely manner this summer.

Secretary Elizabeth Hurst reviewed with the homeowners the procedure for election of new board members for 2026-2027. A document was inserted in meeting folders giving details and proxy information. Mr. Keith Heard gave an overview of the election process and spoke highly of our subdivision and how we have maintained it after over 20 years. He stated this is solely because of the Board and homeowners caring about their property values.

The floor was opened for nominations for **President**: Jonathan Blalock nominated Lamont Pearson. No other nominations on the floor. Mr. Pearson accepted the position as President.

The floor was opened for **Vice President**: Jimmie Walker nominated Joan Blalock. No other nominations before the floor. Mrs. Blalock accepted the Vice President position.

The floor was opened for **Treasurer**: No nominations on the floor for the position. After a lengthy discussion, the present Treasurer, Christine Hill, agreed to continue in an "interim" position until the June 2026 meeting is held.

The floor was opened for nominations for **Secretary**: No nominations on the floor. Michelle Dozier after much contemplating agreed to assume the position.

The floor was opened for the position of **Member-at-Large**. No nominations were received but Frank Aikens agreed to assume position.

The 2026-2027 Board of Directors are:

Lamont Pearson - President
Joan Blalock – Vice President
Christine J. Hill – Interim Treasurer
Michelle Dozier – Secretary
Frank Aikens – Member-at-Large

Elizabeth Hurst stated she is willing to assist the Board in a "consultant" role in order to maintain the status quo of the Board and to help with any questions that may arise when new members take on a totally new position.

President Blalock thanked all the new members of the Board and is eagerly looking forward to working with each and everyone.

No other business came before the meeting, and a Motion was made by Christine Hill to adjourn and seconded by Lamont Pearson. The meeting adjourned at 2:10pm.

APPROVED: _____

Elizabeth C. Hurst, Secretary

Lamont Pearson, President

CORPORATE SEAL:

Minutes approved and made a part of the permanent records of the Association by affixing the Corporate Seal.