

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 1, 2010

The 25th Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on **February 1, 2010.**

JCOA Board Members Present (13)

Kent Gilbreath (President)

Jim Pawlak (Vice-President)

Carl Mazzola (Secretary)

Trudie Gill-Keenly (Treasurer)

Tony Amato (Magruder Landing Board Liaison)

Arch Carter (Architectural Control Committee)

Chris Huber (At-Large Member)

Sandy Leonard (Welcoming Committee)

John McLeod (Security Committee)

Harry Pund (Willow Lake Board Liaison)

Nancy Sickafoose (Recreation Committee)

Sandy Terronez (Pool Committee)

Earl Williams (Landscaping Committee)

JCOA Board Members Absent (2)

Derek Colligan (Covenants Committee)

Tim Punch (Tennis Committee)

Guests (1)

Ray Mundy, Jones Creek Golf Club

JCOA Residents (32)

I. CALL TO ORDER AND INTRODUCTIONS (Kent Gilbreath)

Call to Order: Kent Gilbreath, JCOA Board President, welcomed everyone and called the meeting, which was held in the restaurant of the Jones Creek Golf Club, to order at **7:05 p.m.** 13 Board members were in attendance which met the requirements of a quorum. 32 homeowners and 1 of the 2 owners of the Jones Creek Golf Club were also in attendance.

Board Member Introductions: Kent introduced each of the 13 Board members that were in attendance and briefly described what their specific functions are and how they each served the homeowners in discharging its duties.

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Jones Creek Golf Course: Kent introduced Ray Mundy who is hosting this annual meeting without cost to the JCOA. In spite of the continued poor economy, Ray mentioned that the Golf Club was holding its own and actually doing better than it expected. It has a new web site with a special homeowners section and a periodic newsletter that is posted. The Golf Club is hosting a Valentine's Day Brunch and is continuing with its successful dinners on Tuesdays and Thursdays. Golf Club membership has risen from 230 to 400, which is beyond expectations, and is closing in on the membership goal. The issues with the ponds on Holes #4 and #11 were discussed. With respect to Hole #11, resolution is moving as quickly as possible and on November 17, 2009, the Golf Course filed a legal action against the County, and engineers from Atlanta are involved to provide input that may force the County's hand, since the Clean Water Act is being violated by the County's storm water management policies. Ray recanted last year's beaver infestation and mentioned that there are three new beavers that have come back and need to be trapped.

It was apparent that there continues to be a good relationship between the golf course ownership and the JCOA Board, which will continue to be cultivated over the upcoming years.

II. SECRETARY'S REPORT/APPROVAL OF MEETING MINUTES (Carl Mazzola)

Carl Mazzola, JCOA Board Secretary, indicated the 16-page minutes from the February 10, 2009 JCOA Homeowners Annual Meeting was posted on the web page. Rather than reading them and consuming a lot of time, Carl summarized its contents, which are attached to these minutes as Attachment I. The minutes were accepted as presented.

III. TREASURER'S REPORT (Trudie Gill-Keenly)

Trudie Gill-Keenly presented the Treasurer's Report and discussed relevant financial matters including a review of the 2009 financial elements by category and showed that the JCOA continues to be in reasonably good financial shape. The CY09 expenses included the completion of one capital project, and the costs of running the affairs of Jones Creek came in slightly under budget. This was the result of continued prudent spending in all segments of the budget.

Trudie then presented the proposed General Budget for 2010 and elaborated on various line items and how the budget was constructed. The 2010 maintenance budget represents approximately 75% of budget costs. Only one major project has been identified for 2010 and homeowners are encouraged to identify meaningful projects for consideration by the Board during the year. The proposed 2010 General Budget is presented as Attachment II.

Trudie presented the pool expenditures for CY09 which showed costs exceeded revenues by a little more than \$5,500. This shortfall reduced the pool contingency fund to a still healthy \$50,690. The reason for the shortfall can be traced to a reduction in revenue from the continued depletion of resident memberships in 2009 and to special expenditures, such as the wading pool drain upgrade to meet the Virginia Graham Baker Act, and the capital costs associated with the installation of energy savings devices. The proposed 2010 Pool Budget was elaborated on and various line items were discussed, and are presented in Attachment III. The 2010 Pool Budget shows \$1,665 available for projects.

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IV. NOMINATING COMMITTEE (Carl Mazzola)

Carl discussed the work of the nominating committee and presented the following seven Board members and their positions that are up for consideration at this meeting:

1. Jim Pawlak for a new 2-year term as Vice-President was presented for consideration;
2. Trudie Gill-Keenly for a new 2-year term as Treasurer was presented for consideration;
3. John McLeod for a new 2-year term as Security Committee Chairperson was presented for consideration;
4. Sandy Leonard for a new 2-year term as the Welcoming Committee Chairperson was presented for consideration;
5. Arch Carter for a 2-year term as the Architectural Committee Chairperson was presented for consideration;
6. Susan Salisbury for a 2-year term as the Tennis Committee Chairperson was presented for consideration; and,
7. Heide Martin was presented for consideration as the second At-Large member.

After the announcement of each the candidates, who each were running unopposed, Carl described their duties and asked for any other nominations from the floor. Kent indicated that both Susan Salisbury and Heide Martin were the only two residents of the 539 Jones Creek homes that heard hi's recent request for competing against the nominees and responded in the affirmative. In all cases, there were no nominations made from the floor.

All of the Nominating Committee recommendations were ratified by the JCOA members in attendance by both acclamation and applause. Kent congratulated Susan Salisbury and Heide Martin as the newest board members, and thanked Tim Punch for his many years of work on tennis court management, as an outgoing board member. The following Board members, not up for consideration this year, will be up for consideration in February 2011. They are: Kent Gilbreath, Carl Mazzola, Sandy Terronez, Nancy Sickafoose, Derek Colligan, Earl Williams, and Chris Huber. The Magruder Landing and Willow Lake representatives, Tony Amato and Harry Pund, respectively, are elected by their own homeowners association and serve as liaisons to the JCOA Board with full voting rights.

Kent recognized Ron Gadapee and Tim Punch for their years of service. He also encouraged all meeting attendees to assist the Board in its work and mentioned that it would really help the Board and its workload for other JCOA residents to step up and fill out the standing committees; as well as to volunteer for special projects.

V. OLD BUSINESS

Carl Mazzola indicated that there were no old business items that remained from the February 10, 2009 Annual Meeting.

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VI. NEW BUSINESS

A. President's Report (Kent Gilbreath)

- 1. 2009 Highlights and Projects:** Kent discussed the projects and successes of 2009. The security camera system has been upgraded and now provides sufficient resolution of car license plates to provide the Sheriff with enough evidence to prosecute vandals, thieves, and others that are challenged by law and order. We have signed a contract with ADP, a proven security consultant, and Chris Huber has volunteered to manage the upkeep of the DVRs. The Magruder Landing Island upgrade was the only capital project in 2009. In order to save operating costs, the pool was equipped with a timer and a freeze protection device that will make its operation more energy efficient, and the drain and pump cut-off to meet Virginia Graham Baker Act requirements was implemented. An infestation of six beavers was solved by calling in trappers. This will lead to saving many trees. There was some unfortunate vandalism at 705 Jones Creek Drive and a reward of \$400 is out there to catch the vandals which are believed to be local youth since the security cameras did not pick up any vehicle egress to Evans-to-Locks Road soon after the crime was committed. Kent also discussed the effects on the poor economy which has led to 8 foreclosures in the past 18 months, which is the highest frequency ever experienced at Jones Creek.
- 2. Reconfiguration of the Board:** Due to Claire Belanger's move to China, the pool chairperson position opened up and Sandy Terronez was selected to fill it. Nancy Sickafoose, an at-large member, then backfilled Sandy Terronez' position. Ron Gadapee resigned as Covenants Enforcement Chairperson and was replaced by Derek Colligan.
- 3. Discussion of 2010 Potential Projects and New Initiatives:** Kent encouraged the homeowners to contact the Board with ideas for capital improvements for 2010, as there is a small amount of discretionary money available for worthy projects. Kent briefly reported on various initiatives that the Board plans to address in 2010 which includes upgrades for the 2 middle islands on Jones Creek Drive. Kent mentioned that green technology is coming and that solar panels and other green architectural designs will likely be submitted to the Architectural Control Committee. These will be considered on their own merit. Arch added that years ago a metal roof would not meet architectural standards, but today, because of improved workmanship and appearance, it can be approved. Architectural control is an evolving process since designs are not stagnant and the committee needs to be flexible to incorporate improved design criteria into its evaluations.

B. Vice-President's Report (Jim Pawlak)

Jim Pawlak shared what his duties on the Board are. He is always available to lead the Board in the absence of Kent and provides guidance and support to Kent in addressing difficult decisions and issues. He also leads special projects which included the interfaces with County officials regarding the approval and construction of speed bumps, dues restructuring analysis, managing the landscape contractor scoping and bid process, and directing the special long-range planning committee.

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C. JCOA Website (Trudie Gill-Keenly)

Trudie discussed the contents of the www.jcoanews.com web site which is used by more and more homeowners. It saves more than \$1200 printing costs per year and is available to most of the 539 households since most Jones Creek residents have internet service providers. It also communicates with the Jones creek Golf Course web site. Trudie presented the front page of the web site, which is included as Attachment IV, and encouraged more widespread use by the community and asked the homeowners to send her new ideas on how to improve the contents and configuration of the web site.

D. Architectural Control (Arch Carter)

Arch Carter briefly discussed the activities of the ACC. Kent discussed the progress on two homes that are under construction; especially the one on Smithfield Creek which has had many truckloads of dirt hauled in and has been asked by the County to stop building until soil compaction tests can be completed. Arch encouraged everyone to look at the ACC segment on the web page including the form that can be filled out and sent to him with home improvement specifications.

E. Covenants Enforcement (Kent Gilbreath for Derek Colligan)

Derek Colligan was not available to discuss covenant enforcement. Kent mentioned that Derek has sent letters out to four different residents who have boats on their properties for an extended time which violates one of the covenants. Kent indicated that Derek will be following up on these letters and will be addressing other covenant enforcement matters.

F. Pool Management (Sandy Terronez)

Sandy Terronez reported on the management of the swimming pool and associated activities. Sandy stated that 2009 was a reasonably successful year, although there was a disappointing continuation of the decrease in resident memberships. The JCOA Board plans to continue with the same pool dues structure in 2010. Additional improvements were made to the pool and its infrastructure in 2009 which included the drain and pump cut-off system to meet the Virginia Graham Baker Act that resulted from an accidental drowning at another pool in the United States, and a timer on the pumps to ensure energy efficiency and a reduction in electric bills.

Sandy mentioned that all residents are encouraged to attend the Opening Day pool party on Saturday, May 8th from noon to 2 pm which is paid for from the pool profits and are a service to all residents. The pool will be closing soon after Labor Day in September. This date is driven by the availability of lifeguards who are all back in school by that time.

Sandy added that pool memberships will be sought in early-March 2009 with packets being mailed out and access to the membership forms on www.jcoanews.com at that time. The cost will be \$495 for both resident and non-resident with no initiation fee. A copy of the pool rules and regulations is also posted on the web page.

G. Tennis Courts Management (Kent Gilbreath)

Kent reported that all is well with the tennis courts, and the Board continues to work effectively with its tennis court pro, Xavier Pique.

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H. Grounds Keeping (Earl Williams)

Earl Williams reported that all is going well with landscaping with the Magruder Landing island which had a facelift last year. Several potholes are being repaired by the County after being reported by the Landscape Committee. Jack Blue and Andrew Poteet are in the last year of their three-year contract and they continue to provide reasonable landscape and maintenance service, and their option year has been exercised. Earl invited all present to keep up with their dead pine trees and have them cut before they fall on their homes or on the property of a neighboring house. Earl mentioned that he can provide the names of tree cutters that the Board has confidence in.

I. Security and Neighborhood Watch (John McLeod)

John McLeod discussed the security camera upgrades. He invited everyone present to contact the Sheriff's office when they are going out of town and avail themselves of the free community service provided by the Sheriff where a deputy will check in on their homes three times per day.

John also invited anyone interested to volunteer in the Jones Creek community watch program. The Board is in need of additional volunteers to ensure that the Neighborhood Watch program remains as an effective deterrent.

J. JCOA-Sponsored Events in 2010 (Nancy Sickafoose)

Nancy Sickafoose reported on the success of the Breakfast with Santa and New Year's Eve Party events that took place in December 2009. This year's events will be kicked off with an Easter Egg Hunt on Saturday, March 27, 2010 starting at 2 pm, just before Master's Week. Other events will be announced during the year, which include the two pool parties, and perhaps an event during Independence Day weekend.

Nancy also briefly spoke about the need to place doggie bag stations at some of the islands to assist dog walking individuals with their pet clean-up needs.

K. Welcoming (Sandy Leonard)

Sandy Leonard reported on the Welcoming Committee which continues its work on providing welcome packets and information to all new JCOA residents. Sandy mentioned that the annual November Newcomer's Party was a success, with 15 new residents and renters attending along with many of the Board members.

L. Scorecard (Carl Mazzola)

Carl mentioned that the January 2010 Scorecard was recently posted on the web page and that the next Scorecard will be published and posted in May 2010. The Scorecard has become a revenue producing activity since printing costs have disappeared by posting the Scorecard on the web page and that it draws about \$300 per year ad income which goes directly to the JCOA treasury.

Carl shared that the Scorecard is a means where the Board can communicate with the Jones Creek homeowners on at least three occasions between annual meetings.

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M. Magruder Landing (Tony Amato)

Tony Amato, the Magruder Landing representative on the JCOA Board indicated that there are no outstanding major issues and all is going well between the Magruder Landing Homeowners Board and the JCOA Board.

N. Willow Lake (Harry Pund)

Harry Pund discussed the progress of Willow Lake – Phase II, indicating that there are now seven houses under construction, with two additional lots sold. This leaves 34 more lots to be sold and developed. Six of the seven homes are spec houses. One home has a tin roof which was allowed by the Willow Lake Architectural Control Committee, which by its power of Declarant, can make such a decision without JCOA Board input. The JCOA Board is trying to work with the Willow Lake Board to ensure that future architectural decisions are consistent with those of the entire Jones Creek PUD.

VII. OTHER BUSINESS

A. Board Compensation

A resident complimented the Board on its work, but wondered why the Board received perks of no homeowner dues and no swimming pool dues. He mentioned that if the 16 Board members had paid their dues and paid for pool membership, there would be significant additional revenue that could be used for homeowner needs. Kent responded that the original perk of dues payment was introduced in the late-1990s when no one wanted to provide leadership for the homeowners association. Many of the Board members indicated that they decided to serve their community prior to having any knowledge of the perks and made their decision without knowledge of these advantages. Even so, there is an enormous amount of work to be a Board member, which is why it has been consistently observed that there are so few individuals at Annual Meetings that volunteer for any existing or emerging need. Many Board members do not even use the pool and would have never joined the pool as a member. Although it appeared that all were satisfied with this explanation, this matter will be looked into at the next Board meeting.

B. Other Matters form the Floor

No other homeowners brought any other matters to the floor.

VIII. ADJOURNMENT

Since all matters in the agenda were appropriately addressed, a motion to adjourn was MSV at **8:39 p.m.**

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The following are attached to these minutes:

1. Attachment I: Minutes of the February 10, 2009 Annual Meeting.
2. Attachment II: 2010 General Fund Budget.
3. Attachment III: 2010 Pool Budget.
4. Attachment IV: Front page of www.jcoanews.com.

Respectfully Submitted,

Carl A. Mazzola

Carl Mazzola
JCOA Board Secretary

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Attachment I

The 24th Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on February 10, 2009.

JCOA Board Members Present (8)

Kent Gilbreath (President)

Carl Mazzola (Secretary)

Sharon Burr (Pool Committee)

Sandy Leonard (Welcoming Committee)

John McLeod (Security Committee)

Dick Smith (Magruder Landing Board Liaison)

Sandy Terronez (Events Committee)

Earl Williams (Landscaping Committee)

JCOA Board Members Absent (7)

Arch Carter (Architectural Control Committee)

Ron Gadapee (Covenants Committee)

Trudie Gill-Keenly (Treasurer)

Jim Pawlak (Vice-President)

Tim Punch (Tennis Committee)

Harry Pund (Willow Lake Board Liaison)

Nancy Sickafoose (At-Large Member)

Guests (2)

Greg Hemann, Jones Creek Golf Club

Ray Mundy, Jones Creek Golf Club

JCOA Residents (44)

I. CALL TO ORDER AND INTRODUCTIONS (Kent Gilbreath)

Call to Order: Kent Gilbreath, JCOA Board President, welcomed everyone and called the meeting to order at **7:04 p.m.** 8 Board members were in attendance which met the requirements of a quorum. 44 homeowners and the 2 owners of the Jones Creek Golf Club were also in attendance.

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Board Member Introductions: Kent introduced the 8 Board members that were in attendance and what their functions are.

Jones Creek Golf Course Owners Introductions: Kent introduced the two new golf course owners (i.e., Greg Hemann, Ray Mundy) who hosted the meeting without cost to the JCOA. Greg was very gracious to the residents he addressed and indicated that he and Ray have been in the area for as long as the golf course and Jones Creek has been and plan to spend the rest of their careers here. In spite of the poor economy, Greg mentioned they were very happy to be running the Golf Course and will do all they can to make it grow and flourish. They have a new web site with a special homeowners section.

One of the residents discussed the lake on Hole #4 which has turned into a stagnant pond. Ray stated that this was a very expensive project to fix and that they have been in contact with the county to see what it could do. It was apparent that there already was a good relationship between the golf course ownership and the JCOA Board, which will be cultivated over the upcoming years.

II. SECRETARY'S REPORT/APPROVAL OF MEETING MINUTES (Carl Mazzola)

Carl Mazzola, JCOA Board Secretary, indicated the minutes from the February 21, 2008 JCOA Homeowners Annual Meeting was on the web page. These minutes are attached to these minutes as Attachment I.

III. TREASURER'S REPORT (Trudie Gill-Keenly)

Kent Gilbreath presented the Treasurer's Report for Trudie Gill-Keenly and discussed relevant financial matters. Kent presented a review of the 2008 financial elements by category and showed that the JCOA continues to be in reasonably good financial shape. The CY08 expenses included the completion of capital projects throughout the subdivision, which were accomplished under budget.

Kent then presented the proposed General Budget for 2009 and elaborated on various line items and how the budget was constructed. The additional revenues provided by the modest dues increase of several years ago will provide only about \$2,000 for capital projects in 2009 since landscaping and other costs have increased. The 2009 landscaping budget is \$80,000, and maintenance and repairs are budgeted at \$21,000. Together, they represent approximately 75% of budget costs. No major work has yet been identified for the 2009 projects, although no particular projects are known of at the present time. The proposed 2009 General Budget is presented as Attachment II.

Sharon Burr presented the pool expenditures for CY08 which showed costs exceeded revenues by a little more than \$3,300. This reduced the pool contingency fund to \$56,220. The reason for the shortfall can be traced to the reduction in resident memberships in 2008. For the first time, there were more outside pool members than Jones Creek pool members. The proposed 2009 Pool Budget was elaborated on and various line items were discussed, and are presented as Attachment III. Sharon indicated that the pool financials for CY08 showed a need to dip into the reserves due to decreased membership. However, the pool still continues to be essentially self-sustaining since its acquisition in 1999, and is expected to remain that way. The 2009 Pool Budget shows no cash available for projects.

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IV. NOMINATING COMMITTEE (Carl Mazzola)

Carl discussed the work of the nominating committee and presented the following for consideration:

1. Kent Gilbreath for a new 2-year term as President was presented for consideration;
2. Carl Mazzola for a new 2-year term as Secretary was presented for consideration;
3. Earl Williams for a new 2-year term as Landscape Committee Chairperson was presented for consideration;
4. Sandy Leonard for a new 2-year term as the Welcoming Committee Chairperson was presented for consideration;
5. Ron Gadapee for a new 2-year term as the Covenants Committee Chairperson was presented for consideration;
6. Claire Belanger for a 2-year term as the Pool Committee Chairperson was presented for ratification; and,
7. Derek Colligan was presented for consideration for a second At-Large member.

After the announcement of each the candidates which were running unopposed, Carl described their duties and asked for any other nominations from the floor. In all cases, but the second at-large position, there were no nominations made from the floor. After Derek Colligan was announced, Christopher Huber raised his hand and mentioned that he would be interested in competing for that position. After each of the candidates made brief speeches on why they wanted the position, they were excused and a vote was taken (i.e., one vote per family). Christopher Huber was elected by a 19-13 margin.

All of the Nominating Committee recommendations were ratified by the JCOA members in attendance by both acclamation and applause. Kent congratulated Christopher Huber and Claire Belanger as the newest board members, and thanked Sharon Burr for her work on the pool, as an outgoing board member. The following Board members, not up for consideration this year, will be up for consideration in 2010. They are: Jim Pawlak, Trudie Gill-Keenly, Arch Carter, Sandy Terronez, Tim Punch, Nancy Sickafoose, and John McLeod. The Magruder Landing and Willow Lake representatives, Dick Smith and Harry Pund, respectively, are elected by their own homeowners association and serve as liaisons to the JCOA Board with full voting rights.

Kent encouraged all meeting attendees to assist the Board in its work and mentioned that it would really help the Board and its workload for other JCOA residents to step up and fill out the standing committees; as well as to volunteer for special projects.

V. OLD BUSINESS

Carl Mazzola indicated that there were no old business items that remained from the February 21, 2008 Annual Meeting.

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VI. NEW BUSINESS

A. President's Report (Kent Gilbreath)

- 1. Review of 2008 and Ongoing Projects:** Kent discussed the project successes of 2008. The of security camera system has been significantly upgraded and now provide the needed resolution of car license plates to provide the Sheriff with enough evidence to prosecute vandals, thieves, and others that are challenged by law and order. In order to save operating costs, the pool will be equipped with a timer and a freeze protection device that will make its operation more energy efficient. Kent also discussed the lien process for the handful of homeowners that elect to not pay their annual dues. Kent mentioned that real estate is slow with only one sale so far in 2009. 705 Jones Creek Drive is in foreclosure and one property in Willow Lake is in danger of going into foreclosure. Otherwise, the poor economy is not significantly impacting the Jones Creek real estate market and the value of Jones Creek properties.
- 2. Discussion of 2009 Potential Projects and New Initiatives:** Kent encouraged the homeowners to contact the Board with ideas for capital improvements for 2009, as there is a small amount of discretionary money available for worthy projects. Kent briefly reported on various initiatives that the Board plans to address in 2009.

B. JCOA Website (Kent Gilbreath)

Kent discussed the www.jcoanews.com web site which is used by more and more homeowners. It saves more than \$1200 printing costs per year and an enormous amount of work for the 19 Area Representatives and Carl regarding its delivery to 562 households. It also communicates with the Jones creek Golf Course web site.

C. Architectural Control (Arch Carter)

Arch Carter was not available to discuss the activities of the ACC. Kent discussed a lot on Smithfield Creek that is under improvement with truckloads of dirt being hauled in. The owner, Tony Ammar, was present and he indicated that he has worked on many properties in Brookfield Park and Apple Valley Park, and all of them wound up improved. He also emphasized that he had all the appropriate building and grading permits in place. After the meeting, he and Kent Gilbreath engaged in a more detailed discussion as to how the JCOA ACC wanted the property improvement to proceed and what the expectations were.

D. Covenants Enforcement (Ron Gadapee)

Ron Gadapee was not available to discuss covenant enforcement. A resident mentioned that there still were several residents with boats on their properties which violated a covenant. Kent indicated that Ron would follow up on these.

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E. Pool Management (Sharon Burr)

Sharon Burr reported on the management of the swimming pool and associated activities. Sharon articulated that 2008 was a reasonably successful year, although there was a disappointing decrease in resident memberships. The JCOA Board plans to continue with the same pool dues structure in 2009. Additional improvements were made to the pool and its infrastructure in 2008 which included a revamped pump system to meet new Columbia County regulations. The pool was acquired at no cost in 1999 and has so far been a sustainable venture. Pool improvements slated for implementation before the start of the 2009 season include a new drain system to meet the Virginia Graham law that resulted from an accidental drowning at another pool in the United States and the replacement of the concrete facing for the baby pool.

Sharon mentioned that all residents are encouraged to attend the Opening Day party on Saturday, May 9th which is paid for from the pool profits and are a service to all residents. The pool will be closing in September. This date is driven by the availability of lifeguards who are all back in school by that month.

Sharon discussed that the Board will continue the sale of limited use passes which cost \$60 and entitle up to four people up to five visits each year. This is a good investment for families that are frequently out of town during the summer months.

Sharon added that pool memberships will be sought in early-March 2009 with packets being mailed out and access to the membership forms on www.jcoanews.com at that time. The cost will be \$495 for both resident and non-resident with no initiation fee. A copy of the pool rules and regulations is also posted on the web page.

Sharon stated that the annual yard sale will again be sponsored by the Swim Team and will be held on March 7th. Steps will be taken to try to alleviate the traffic issues that usually result during that event. The swim team-sponsored directories will also be available around that date.

F. Tennis Courts Management (Tim Punch)

Tim Punch was unavailable to report on the tennis courts, although no unusual problems have occurred over the past year and it continues to be well-managed.

Kent stated that an improved surveillance system with better cameras will be installed to monitor the area from the activities of neighborhood vandals and a lock box will be installed on the light timer system. Tennis court benches will also be replaced.

G. Grounds Keeping (Earl Williams)

Earl Williams reported that all is going well with landscaping with all islands having undergone a facelift over the past few years. Old fences will be removed and repaired.

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H. Security and Neighborhood Watch (John McLeod)

John McLeod discussed the security camera upgrades. He also mentioned that two 14-year old boys were prosecuted on 22 felony counts for many vandalism acts against the golf course and the subdivision including scratching car surfaces and graffiti on the golf course. They spent a week at Youth Detention Camp and their parents had to pay \$4,000 in restitution.

John also invited anyone interested to volunteer in the Jones Creek community watch program.

I. JCOA-Sponsored Events in 2009 (Sandy Terronez)

Sandy Terronez reported on the success of the Breakfast with Santa and New Year's Eve Party. This year's events will be kicked off with an Easter Egg Hunt on Sunday, March 29, 2009 from 2-4 pm, before Master's Week. Other events will be announced during the year, which may include a luau in the summer.

Sandy encouraged everyone to submit new ideas for her committee to consider implementing.

J. Welcoming (Sandy Leonard)

Sandy Leonard reported on the Welcoming Committee which continues its work on providing welcome packets and information to all new JCOA residents. Sandy thanked Susie Gilbreath, Nancy Sickafoose, Dick Smith, and Harry Pund for their assistance with the committee. Sandy mentioned that the annual October Newcomer's Party was a success.

Sandy introduced Heide who spoke about the welcoming baskets that are given out to each new Jones Creek resident. Heide designed the basket and its contents.

VII. OTHER BUSINESS

A. Rezoning Updates (Kent Gilbreath)

Kent reported on one rezoning matter about a proposed assisted care home in the 20 acres behind the Fury's Ferry Road fire station in which the developer dropped the project at the last minute. It is possible that this was forced by current economic conditions. The Food Lion that is being built at the corner of Fury's Ferry Road and Evans-to-Locks Road is a 36,500 square foot version that meets the Growth Management Plan specifications. The farm across from Jones Creek's Fury's Ferry Road entrance applied for rezoning to sell organic products, but was denied a license to do so.

B. Jones Creek Drive Speed Humps (Kent Gilbreath)

Kent Gilbreath indicated that the County-Department of Transportation issue regarding the paving of Jones Creek Drive has been resolved and the speed humps will be reinstalled in early March, 2009.

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C. Other Matters from the Floor (All)

A homeowner asked the Pool Committee to look into setting a lower fee for pool membership to families without children. Sharon Burr indicated the committee would consider the merits of this concept.

Another homeowner asked how many lots there were in Jones Creek and was told it was 562. One lot was lost in 2007 due to a combination of two lots.

Another homeowner asked if a curfew could be imposed on this year's McKinnes' Branch Halloween Party.

Another homeowner asked if residents with dogs would clean up after the animals while they were walking them. The Board indicated that this would be hard to enforce.

VIII. ADJOURNMENT

Since all matters in the agenda were appropriately addressed, a motion to adjourn was MSV at **8:35 p.m.**

The following are attached to these minutes:

1. Attachment I: Minutes of the February 21, 2008 Annual Meeting.
2. Attachment II: 2009 General Fund Budget.
3. Attachment III: 2009 Pool Budget.

Respectfully Submitted,

Carl A. Mazzola

Carl Mazzola
JCOA Board Secretary

**JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 1, 2010**

Attachment II

**JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 1, 2010**

Attachment III

**JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 1, 2010**

Attachment IV