

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

The 26th Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on **February 7, 2011.**

JCOA Board Members Present (13)

Kent Gilbreath (President)

Carl Mazzola (Secretary)

Tony Amato (Magruder Landing Board Liaison)

Arch Carter (Architectural Control Committee)

Derek Colligan (Covenants Committee)

Chris Huber (At-Large Member)

Heide Martin (At-Large Member)

John McLeod (Community Watch Committee)

Harry Pund (Willow Lake Board Liaison)

Nancy Sickafoose (Recreation Committee)

Susan Salisbury (Tennis Committee)

Sandy Terronez (Pool Committee)

Earl Williams (Landscaping Committee)

JCOA Board Members Absent (3)

Jim Pawlak (Vice-President)

Trudie Gill-Keenly (Treasurer)

Sandy Leonard (Welcoming Committee)

Guests (1)

Greg Hemann, Jones Creek Golf Club

JCOA Residents (19)

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 **7:04 p.m.** 13 Board members were in attendance which met the requirements of a quorum. 19 homeowners and 1 of the 2 owners of the Jones Creek Golf Club were also in attendance.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

Board Member Introductions: Carl Mazzola, JCOA Secretary, 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.

Jones Creek Golf Course: Kent introduced Greg Hemann, one of the Jones Creek Golf Club owners, who is hosting this annual meeting without cost to the JCOA. In spite of the continued poor economy, Greg mentioned that the Golf Club was holding its own and is continuing with its successful dinners on Tuesdays; hoping to expand to 4 or 5 days a week. Golf Club membership has risen from 225 three years ago to just under 400, closing in on the membership goal. The membership numbers vary due to transient nature of the professional jobs in the area. The major siltation issue with the pond on Hole #11 was reviewed; as well as the status of the November 17, 2009 Golf Course legal action against the County and CSX Railroad. The collapse of the CSX railroad culvert in 1990 and subsequent inferior repair are the reasons for the siltation problem.

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 18-page minutes from the February 1, 2010 JCOA Homeowners Annual Meeting was posted on the web page and all residents were provided an All Call to alert them to their posting. Carl summarized its contents, and these minutes can be referenced in Attachment I. The minutes were accepted as presented.

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

In the absence of Trudie Gill-Keenly, Kent presented the Treasurer's Report and discussed relevant financial matters including a review of the 2010 financial elements by category and showed that the JCOA continues to be in reasonably good financial shape. The CY10 expenses included the completion of two capital projects for a total cost of \$6,945, and the costs of running the affairs of Jones Creek again came in slightly under budget by \$2,847. This was the continued result of continued prudent spending in all segments of the budget and additional revenues from some of the new homes in Willow Creek II.

Kent then presented the proposed General Budget for 2011 and elaborated on various line items and how the budget was constructed. The 2011 maintenance budget continues to represent approximately 70% of budget costs. A major project has been identified for 2011 which is the complete overhaul of the tennis courts and \$15,858 has been designated for this project with the remaining \$36,000 from the \$65,117 reserves. The proposed 2011 General Budget is presented as Attachment II.

Kent also presented the pool expenditures for CY10 which showed costs exceeded revenues by \$3876. This shortfall reduced the pool contingency fund to a still healthy \$46,814. The reason for the shortfall can be traced to a reduction in revenue from the continued depletion of resident memberships in 2010. The proposed 2011 Pool Budget was elaborated on and various line items were discussed, and are presented in Attachment III. The 2011 Pool Budget shows \$5,000 available for projects and an expected profit, which will go to the reserves, of \$5,150.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

Sandy Terronez, Pool Chairperson, has initiated several cost-savings ideas that will likely result in even more economy in running the pool in 2011.

Kent mentioned that 258 of the 539 families have already paid their \$250 annual dues and that price is good until February 28, 2011. It was the sixth consecutive year that these very low-priced dues were not raised.

IV. NOMINATING COMMITTEE (Carl Mazzola)

Kent indicated that Chris Huber had informed him that the 2002 Bylaws, as written, do not support the way the Nominating Committee does its work as only the Officers come up for election and they choose the Board members from a slate of elected Board members without tying the Board members to a particular function. Then the officers appoint the elected Board members to particular positions. Kent asked for a motion to continue the present practice and modify the By-laws after the meeting and the motion was made, seconded and voted in the affirmative by a vote of 25 for and 5 against.

Carl Mazzola for Nominating Committee Chairman, Jim Pawlak, 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. An All Call was made prior to the meeting inviting any resident to contact Jim Pawlak if there was interest in being placed on the slate for possible election to an Officer and Board position. Jim mentioned to Kent before this meeting that there weren't any residents that showed interest in running. The seven positions that were up for election to a two-year term at this meeting were as follows:

1. Kent Gilbreath for a new 2-year term as President was presented for consideration and was unopposed;
2. Carl Mazzola for a new 2-year term as Secretary was presented for consideration and was unopposed;
3. Earl Williams for a new 2-year term as Landscaping Committee Chairperson was presented for consideration and was unopposed;
4. Sandy Terronez for a new 2-year term as the Pool Committee Chairperson was presented for consideration and was unopposed;
5. Derek Colligan for a 2-year term as the Covenants Enforcement Committee Chairperson was presented for consideration and was unopposed;
6. Sandy Leonard for a 2-year term as the Welcoming Committee Chairperson was presented for consideration and was unopposed; and,
7. Kim Houston and Chris Huber (incumbent) were presented for consideration as the second At-Large member.

After the announcement of each the first 6 candidates, Carl described their duties and asked for any other nominations from the floor to run against these unopposed candidates. In all cases, there were no nominations made from the floor and the unopposed candidates were elected to a 2-year term from February 2011-February 2013.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

With respect to the second At-Large position, both Kim Houston and Chris Huber made brief statements why they were running and what they hoped to accomplish, if elected. A floor vote was taken and Kim Houston received 15 votes and Chris Huber received 9 votes. Some of the residents and Board members did not vote for either candidate. All of the seven successful Officer and Board members were ratified by the JCOA members in attendance by both acclamation and applause. Kent congratulated Kim Houston on successfully becoming a new Board member and also thanked Chris Huber for his 2 years of service to the Board.

The following Board members, not up for consideration this year, will be up for consideration in February 2012 for February 2012- February 2014 service. They are:

1. Jim Pawlak (Vice-President);
2. Trudie Gill-Keenly (Treasurer);
3. Nancy Sickafoose (Recreation Committee Chairperson);
4. John McLeod (Community Watch Committee Chairman);
5. Heide Martin (At-Large Member);
6. Arch Carter (Architectural Control Committee Chairman); and,
7. Susan Salisbury (Tennis Committee Chairperson).

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. They are elected by their own homeowners associations.

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 1, 2010 Annual Meeting.

VI. NEW BUSINESS

A. President's Report (Kent Gilbreath)

2010 Highlights and Projects: Kent discussed the projects and successes of 2010. Two of the Jones Creek Drive Islands were upgraded as capital projects in 2010. The “mow and blow” contract was revised by the Landscape Subcommittee and bid, and a new 3-year contract was given to a contractor that was significantly cheaper than the previous subcontractor.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

The security camera system continues to be 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. JCOA has continued **its contract with ADT**, a proven security consultant, and Kim Houston will be managing the upkeep of the DVRs, as a duty of her At-Large Board position. At the Evans-to-Locks entrance, the taillights obfuscate the license plate of cars leaving the subdivision at night. We are working to correct that technical issue. In addition, spider webs need to be periodically cleaned from the lens surface.

Kent also discussed the effects on the poor economy which has led to additional foreclosures.

Discussion of 2011 Potential Projects and New Initiatives: Kent encouraged the homeowners to contact the Board with ideas for capital improvements for 2011, as there is a small amount of discretionary money available for worthy projects. **In 2011, the Board is looking into pet waste control and repaving the tennis court, as projects.**

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

Jim Pawlak was out of town and could not submit a report.

C. JCOA Website (Carl Mazzola for Trudie Gill-Keenly)

Carl Mazzola for Trudie Gill-Keenly discussed the contents of the www.jcoanews.com web site which continues to be used by more and more homeowners. It continues to save more than \$1200 Scorecard printing costs per year and is available to most of the 569 households as virtually all Jones Creek residents have internet service providers. Carl encouraged more widespread use by the community and asked the homeowners to send Trudie 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 and encouraged everyone to look at and use the ACC segment on the web page including the form that can be filled out and sent to him with any home improvement specifications. If there is uncertainty with a project, Arch encouraged the homeowner to contact ACC. ACC handles more than 50 requests per year.

E. Covenants Enforcement (Derek Colligan)

Derek Colligan discussed covenant enforcement. There are still chronic problems with boats being stored on homeowners' property. Specifically, there is an erosion issue on Jones Creek drive and an abandoned vehicle on Vardon Court that are being addressed.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

F. Pool Management (Sandy Terronez)

Sandy Terronez reported on the management of the swimming pool and associated activities. She briefly described the new pool management initiative that the Pool Subcommittee is looking into which will save significant operating costs that stress the pool budget. The pool has lost money over the past 2 years due to loss of resident membership, the poor economy, and other factors; and if left unchecked, it may continue to lose money, even though it has significant reserves. The Pool Subcommittee is planning to take over the concessions at the pool which will also generate income. Some of the furniture needs replacement and the pillars need painting. The latter can save money, if neighborhood volunteers help with the painting.

Sandy mentioned that all residents are encouraged to attend the Opening Day pool party on Saturday, May 7th from noon to 2 pm which is paid by JCOA Recreation and are a service to all residents. The pool will be closing in late September.

Sandy added that pool memberships will be sought in early-March 2010 with packets being mailed out and access to the membership forms on www.jcoanews.com at that time.

G. Tennis Courts Management (Susan Salisbury)

Susan Salisbury reported on the tennis courts, which have reached the end of their cycle. The courts were patched in 2001 and 2006 for a cost of approximately \$6,000 for each repair. However, this is not the right option for 2011 and a full repair is needed. The cost will be in the neighborhood of \$50,000, funded by reserves and excess 2011 homeowners' dues revenues. Arch Carter is the Project Manager and the work should be completed in late-April.

H. Landscaping (Earl Williams)

Earl Williams reported that all is going well with landscaping and the new "mow and blow" landscape contractor is doing a good job already.

Earl encouraged everyone not to continue dumping leaves in empty lots, or blowing leaves in storm sewer drains.

Earl mentioned that Michael's Creek will not be repaved until 2012. The county will be repaving a portion of Hammonds Ferry Road and Heritage Ridge Road in 2011.

I. Community Watch (John McLeod)

John McLeod discussed the security camera upgrades and maintenance and 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.

John reported on a recent burnt yard incident on Hammond's Ferry Road and underage drinking on the #5 Hole on a recent snow day.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

J. Recreation: JCOA-Sponsored Events in 2011 (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 2010. This year's events will be kicked off with an Easter Egg Hunt on Saturday, April 16, 2011 starting at 3 pm, which is after Master's Week this year due to the late date of Easter Sunday. Other events will be announced during the year, which include the two pool parties.

K. Welcoming (Kent Gilbreath for Sandy Leonard)

Kent Gilbreath reported for Sandy Leonard on the Welcoming Committee which continues its work on providing welcome packets and information to all new JCOA residents. Kent mentioned that the annual November Newcomer's Party was a success, with 9 new residents and renters attending along with many of the Board members.

L. Scorecard (Carl Mazzola)

Carl mentioned that the January 2011 Scorecard was recently posted on the web page and that the next Scorecard will be published and posted in May 2011. 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 \$800 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.

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.

Tony informed everyone of a monthly mixed golfing group.

N. Willow Lake (Harry Pund)

Harry Pund discussed the progress of Willow Lake – Phase II, indicating that there are now 12 houses occupied with more under construction, with all but 7 of the 43 lots sold. Bruce Lyons is the developer.

VII. OTHER BUSINESS

A. 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 **8:34 p.m.**

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 7, 2011

The following are attached to these minutes:

1. Attachment I: Minutes of the February 1, 2010 Annual Meeting.
2. Attachment II: 2011 General Fund Budget.
3. Attachment III: 2011 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 7, 2011

Attachment I

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.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

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.

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

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

elaborated on and various line items were discussed, and are presented in Attachment III. The 2010 Pool Budget shows \$1,665 available for projects.

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.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

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.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

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.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

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.

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2011

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 complemented 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.**

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 7, 2011

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

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 7, 2011

Attachment II

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 7, 2011

Attachment III