

JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD

MEETING 10-01; January 24, 2010 @ 1400

The JCOA Board held the **seventh** meeting since the February 2009 Annual Homeowners meeting. It was also the **first** meeting in the Year 2010.

Board Members Present (12)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Tony Amato** (Magruder Landing HOA Chairman)
- **Derek Colligan** (Covenants Committee)
- **Sandy Leonard** (Welcoming Committee)
- **John McLeod** (Security Committee)
- **Harry Pund** (Willow Lake HOA Chairman)
- **Nancy Sickafoose** (Recreation Committee)
- **Sandy Terronez** (Pool Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (3)

- **Arch Carter** (Architectural Control Committee)
- **Chris Huber** (At-Large Member)
- **Tim Punch** (Tennis Committee)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order at **2:05 p.m.**, which was held at the Jones Creek Golf Club Clubhouse. Kent noted that a quorum was present and that all Board business can be conducted.
2. Carl Mazzola presented the November 1, 2009 meeting minutes. They were reviewed and a motion was made by Jim and seconded by Tony to accept them as submitted. The motion passed unanimously.
3. Trudie Gill-Keenly reviewed the income and expenses and budgets for both the JCOA General and Pool. After a brief discussion, Trudie's reports were unanimously accepted. See Attachment I for the detailed expenditures and budgets.
4. Trudie mentioned that the 2010 annual dues were mailed to the homeowners on January 6, 2010 and so far, 171 homeowners out of 525 have paid their dues.

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5. At earlier meetings, Kent addressed the 4148 Hammonds Ferry Road unfinished house. The builder is close to completing the home and placing it on the market. The JCOA Board will continue to monitor this until the home is completed. **ACTION 08-06: Arch Carter to oversee 4148 Hammonds Ferry Road construction project.**
6. At earlier meetings, Kent reported on his discussions with the developer of the Smithfield Creek property, where there is concern with the civil engineering work in the back of the property. A retaining wall or corner of a basement is under construction. The JCOA Board continues to monitor this until the home is completed. **ACTION 09-06: Kent and Arch to oversee Smithfield Creek home construction project.**
7. At earlier meetings, Tim Punch reported that a bid of \$2,200 to remove loose bricks, a tripping hazard, and replace with concrete, was obtained. Several Board members will look at this hazard and determine the next appropriate step including a possible gravel surface instead of concrete. No additional action at this meeting. **ACTION 09-15: Board to determine best repair option for loose bricks.**
8. At an earlier meeting, Chris Huber volunteered to join the pool committee to assist in developing a strategy to increase resident pool membership, and will share it at the next pool committee meeting. Chris was unavailable to discuss this further, although Sandy Terronez will be contacting him soon. **ACTION 09-16: Chris Huber to assist in developing strategy to increase resident pool membership.**
9. At an earlier meeting, Chris discussed looking into a neighborhood internet solution package that would have a calendar feature, blogs, all the rules and covenant features could be easily accessed, conduct surveys, collect dues online, member sign in, allow different sub-groups like the pool to have different e-mails sent and many other useful features. The site would be accessible to all members and could be easily updated by approved members. Chris estimated that the cost would be around \$175/month and agreed to develop a proposal for the Board's consideration. Chris was unavailable to discuss this further. **ACTION 09-18: Chris Huber to develop web page enhancements proposal.**
10. Kent met with the pig farmer that lives behind McKinnes' Branch and paid him \$1,000 to not raise pigs again. Kent told him that this will be the last payment that Jones Creek will be making. **ACTION 09-24 is closed.**
11. Derek Colligan reported on covenants infractions and enforcement actions. He has written letters to the four boat offenders, and will continue to follow up. Carl Mazzola discussed the importance of ensuring that the Board has the legal right to enforce its covenants. Kent will review this with the JCOA attorney, Charles Huggins. **ACTION 09-26 is closed.**
12. Kent looked into the repairs which are needed at the Evans-to-Locks Road entrance and determined that at issue are the minerals in the pond water that is used to clean the rock surfaces. These minerals are what are staining the rock surface of the signs. **ACTION 09-27 is closed.**

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13. Carl reviewed the draft Annual Meeting agenda and after a few adjustments it was completed. Carl will have 75 copies of the agenda, the jcoanews.com front page, and the year-end financial report with 2010 budget ready for the February 1, 2010 Annual Meeting.
14. Kent and Carl went through the nominations for the 7 Board positions that were coming up for election. Tim Punch will not run for Tennis Chairman. There was some discussion on what Xavier Pique, the JCOA Tennis pro, does. No one has shown interest so far in filling Tim's position. Jim Pawlak will run again for Vice-President, Trudie will run again for Treasurer, Arch Carter will run again for ACC Chairman, Nancy Sickafoose will run again for Recreation Chairperson, Heide Martin will run for the vacant at large position and John McLeod will run for Security Chairman. Kent will solicit an additional candidate for Tennis Chairman. Nominations will also be taken from the floor during the Annual Meeting.
15. John McLeod indicated that two new VCRs were installed in the security system. Unfortunately, no useable evidence is available from the cameras relative to the wall defacing vandalism at 705 Jones Creek last month. Earl Williams suggested that the Board consider hiring a Security Guard from an agency part-time from 11 pm – 2 am during vacation period, when local two-digit IQ vandals seem to be most active. The Board will consider a cost proposal on this concept at its next regularly scheduled meeting. Earl Williams volunteered to develop a cost estimate. **ACTION 10-01: Earl Williams to develop cost for part-time security guard.**
16. Sandy Terronez indicated that she is getting ready to send out pool memberships in March with a strong marketing campaign to increase membership within Jones Creek, which dropped off in 2009. The contract is in place with Blue Water Pool. Knology will be called to have the pool phone turned on. Sandy also mentioned that pool and tennis membership available signs need to be replaced. **ACTION 10-02: Sandy Terronez to market pool memberships.**
17. The Swim Team leadership has essentially become non-existent and there is a chance that there will be no swim team activities in 2010 if no leadership can be found. Sandy will contact Yolanda Leahy, who was last year's Swim team President, to meet with the Board to determine a path forward. **ACTION 10-03: Sandy Terronez and Kent Gilbreath to arrange meeting with Board and Swim Team regarding 2010 activities and schedule.**
18. The Jones Creek Board is considering developing the Directory in 2010 since last year's effort by the Swim Team led to a very late delivery. A final decision will be made during a future meeting.
19. Nancy Sickafoose reported that the Breakfast with Santa and New Year's Eve Party events were both successful and set the following dates for the next two events: (1) Easter Egg Hunt will be held on March 27, 2010 at 2:00 pm; and, (2) Pool Opening Day Party will be held on May 8, 2010 from noon-2:00 pm.
20. Kent mentioned that Free Pennington has been hired to paint signs and cement them into the ground.

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21. Harry Pund briefly discussed the Willow Lake sedimentation issues, which may ultimately lead to legal action against Columbia County.
22. Tony Amato mentioned that Magruder Landing has no significant issues that need to be addressed with the JCOA Board.
23. Kent mentioned that there are three vacant properties in Jones Creek as an unfortunate result of foreclosure and that JCOA may need to use part of its maintenance budget for property upkeep.
24. Earl stated that a pine tree on Hammonds Ferry Road needs to be cut.
25. Kent mentioned that our landscaping contractor is in its final year of its three-year contract and the JCOA Board will execute the option on the last year.
26. Carl stated that the January 2010 Scorecard was just posted on the web page and the next Scorecard is scheduled for May 2010. Kent will place the "Scorecard posted online" signs at each entrance.
27. A motion to adjourn was moved, seconded and voted at **3:43 p.m.**
28. The next Board meeting will be the **February 1, 2010** annual meeting.

Attachment I: JCOA and Pool Income and Expense Statements, dated **January 23, 2010**.

Respectfully Submitted,

Carl A. Mazzola

Secretary

8 OPEN ACTION ITEMS

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| 08-06 | Arch Carter to oversee 4148 Hammonds Ferry Road construction project |
| 09-06 | Kent and Arch to oversee Smithfield Creek home construction project |
| 09-15 | Board to determine best repair option for loose bricks |
| 09-16 | Chris Huber to assist in developing strategy to increase resident pool membership |
| 09-18 | Chris Huber to develop web page enhancements proposal |
| 10-01 | Earl Williams to develop cost for part-time security guard |
| 10-02 | Sandy Terronez to market pool memberships |
| 10-03 | Sandy Terronez and Kent Gilbreath to arrange meeting with Board and Swim Team regarding 2010 activities and schedule |