

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 09-02; March 15, 2009 @ 1400**

The JCOA Board held the **first** meeting since the February 10, 2008 Annual Homeowners meeting. It was also the **second** meeting in the Year 2009.

Board Members Present (15)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Tony Amato** (Magruder Landing)
- **Claire Belanger** (Pool Committee)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Chris Huber** (At-Large Member)
- **Sandy Leonard** (At-Large Member)
- **John McLeod** (Security)
- **Harry Pund** (Willow Lake)
- **Nancy Sickafoose** (At-Large Member)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (1)

- **Tim Punch** (Tennis Committee)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at the Jones Creek Golf Club Clubhouse at **2:00 p.m.** Kent noted that a quorum was present and that Board business can be conducted.
2. Kent welcomed Chris Huber and Claire Belanger as new Board members. Kent also noted that Dick Smith is no longer the Magruder Homeowners president and that Tony Amato has filled that position. Tony previously served on the JCOA Board from 2001-2005.
3. The January 25, 2009 meeting minutes were reviewed and a motion was made by John and seconded by Jim to accept them as written. The motion passed unanimously.
4. The February 10, 2009 Annual Meeting minutes were reviewed and a motion was made by Jim and seconded by Tony to accept them as written. The motion passed unanimously.
5. Trudie reviewed the 2009 YTD and budgets for both the JCOA and Pool accounts. Carl noted that the projected 2009 expenses for the JCOA account are \$7,670 less due to several economic steps that were taken. It was moved by Carl and seconded by Jim to approve the financial reports. See Attachment I for the detailed expenditures and budgets.

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6. Trudie indicated that there were 527 dues payments so far for 2009, with 11 delinquencies. Two of these delinquencies involve foreclosures on Park Chase Court and Blue Heron Lane. The dues requests were sent out on January 9, 2009. The foreclosure at 705 Jones Creek has been resolved with the house selling and dues being paid.
7. Kent mentioned that Ann McNamara's daughter has taken exception to her mother having to pay \$350 dues since her payment was not received on or before February 28, 2009. She claimed to never have received the dues letter in the mail or heard about the deadline in the various places where it had been noticed, including the Calling Post message. Ann McNamara told Trudie that she would put a check in the mail for \$350 but it has not yet been received. It was moved by Carl and seconded by Jim to grant an exception because of the claimed circumstances. The motion did not pass by a 13-1 vote with one abstention.
8. At earlier meetings, Kent Gilbreath addressed the 4148 Hammonds Ferry Road unfinished house. Darrell Johnson, the builder, appears to be adhering to a schedule to complete the home and place it on the market by March, 2009. Good progress has been made with most of the exterior work completed including the pouring of the walkways. **ACTION 08-06: Arch Carter to oversee 4148 Hammonds Ferry Road construction project.**
9. At earlier meetings, Ron Gadapee reported that he plans to develop a procedure for a consistent covenant enforcement process. Ron mentioned that he was still working on the procedure. **ACTION 08-12: Ron Gadapee to develop covenants enforcement procedure.**
10. At an earlier meeting, Kent Gilbreath mentioned that Jim Pawlak will reconstitute his special committee that will be asked to develop a dues restructuring analysis for implementation in 2010. No discussion at this meeting. This item will be closed and reopened at the end of 2009 since it is not near-term. **ACTION 08-20 is closed.**
11. Claire Belanger reported on the management of the pool. At a previous meeting it was mentioned that much energy is wasted by running the pool pumps 24 hours per day during the off-season. Instead, a timer and flow switch has been partially installed to have the pumps run only a couple of hours a day. This project is 80% complete. Freeze protection has also been installed. Kent indicated that there has been significant energy and cost savings already realized. **ACTION 09-01 can be closed.**
12. John McLeod and Kent Gilbreath reported on security camera system upgrades. At a previous meeting, it was unanimously voted to designate a not-to-exceed amount of \$5,500 as 2009 Project #1 for camera purchase and installation and the addition of a maintenance contract that would service the equipment on a quarterly basis. Kent reported that ADT installed new cameras at all locations with the Evans-to-Locks Road and Fury's Ferry Road entrances high tech cameras operative. However, there have been camera failures at the tennis courts and the 4-channel DVR is inoperative. It was moved by John and seconded by Ron to designate an amount to not be exceeded of \$1700 to replace these. This motion passed by a 14-1 vote. **ACTION 09-02: John McLeod to oversee security camera improvements.**
13. Earl Williams indicated that six pine trees on Joseph Hickey's lot at 726 Jones Creek Drive needed to be removed; especially the two near the road which are a safety hazard. Jim Pawlak will contact Mr. Hickey to inform him that the trees will be taken

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down and that he will be billed. **ACTION 09-03: Jim Pawlak to contact Mr. Hickey regarding tree removal on his lot.**

14. Earl Williams also reported that the trees by the tennis court parking area that being scraped by cars going by has been trimmed. The tennis court post, which is rotting, has been replaced with a spare post that was stored in the guard house. The split rail fence was repaired by Arch and Earl. Jones Creek letters still need to be painted for better visibility at the Evans-to-Locks Road entrance, and the bench near the tennis court needs painting. **ACTION 09-04: Earl Williams to oversee landscaping and repair projects.**
15. Sandy Terronez reported on the planning associated with the Annual Easter Egg Hunt will be held on Saturday, March 29, 2009 at 2-4 pm at the Jones Creek Golf Club Clubhouse. Sandy needs help from 1:45-2:15 pm regarding egg placement and early activities. Nancy, Carl, Kent and his wife Susie and Ron, all volunteered to help. **ACTION 09-05: Sandy Terronez to run the 2009 Easter egg hunt event.**
16. Kent reported on his discussions with the developer of the Smithfield Creek property. The developer is planning to construct a 6700-square foot home on a highly sloped property. He has paid the dues on the 2 properties and actually overpaid since he included dues for a third property. This will be refunded to him. Arch and Kent are quite concerned with the civil engineering work in the back of the property and the county has already cited the developer twice for violations of his Storm Water Pollution Prevention Plan. The JCOA Board has also been in touch with his lawyer, Mr. Garcia. The progress on this work will be fervently overseen until its completion. **ACTION 09-06: Kent and Arch to oversee Smith Creek home construction.**
17. Harry Pund reported that the Willow Lake Phase II developer Bruce Lyons told him and stated that he has altered his plans for that development from 64 townhouses to 43 detached homes. Nancy Sickafoose mentioned that separately she spoke with Joyce Ducker who described these homes as high-end cottages with granite counters. The new plan still requires county approval. **ACTION 09-07: Harry Pund to track progress on Willow Lake II development.**
18. Arch Carter requested the approval of a 3.5 Men's Night where the tennis court would be reserved for this group on Wednesday nights from 6:30 pm to 8:30 pm. This proposal is presented as Attachment II. It was determined that this would not have a meaningful effect on Xavier Pique, the JCOA Tennis Pro. It was moved by Arch and seconded by Earl to approve this on a 2-month trial basis. This motion unanimously passed. **ACTION 09-08: Review Men's 3.5 tennis court reservation by mid-May 2009.**
19. Ron Gadapee indicated that the owner of a car with deflated tires that has been stationary in Heritage Ridge has been asked to move it.
20. Kent stated that the Jones Creek Drive speed humps will be installed the week of April 20, 2009, after the Masters Golf Tournament.
21. Claire Belanger reported that she is counting umbrellas as she prepares for the 2009 pool season. Membership letters were sent out on March 13, 2009 and the tri-folds will be sent to other neighborhoods on March 17, 2009.

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22. Claire also stated that the Swim Team Directory mail merge and printing will not be undertaken by Carefree Pools this year and should be available to all the JCOA residents by the end of March, prior to the Masters Golf Tournament.
23. Arch Carter mentioned that ACC activities were very limited due to a slowdown in building and remodeling. However, he did approve a request for vinyl siding for 706 Whittington's Ridge. Kent mentioned that although this is outside of the covenants, the quality of the vinyl siding has improved since the 25-year old covenants have been written and such an exception had merit. In addition, there are only about 10 other homes in Jones Creek that would have to potential to make this request. Jeri Whitworth, who lives across the street, and has been involved in the County's Growth Master Plan, also approved this request. Kent cautioned the Board members to be careful of setting a precedent if faced with making a one-person decision.
24. Carl Mazzola brought a motion to the floor for the Board to consider having another JCOA Yard Sale in the early fall months, since the March 8, 2009 Yard sale was successful. The motion did not pass 7-4 with 4 abstentions. Issues that were raised were inconvenience to the homeowners and potential security risks.
25. Tony Amato indicated that the Magruder Landing Board was pleased with the work performed on the third island and no additional work in that subdivision is presently needed.
26. Carl Mazzola mentioned that Tim Punch has missed three consecutive Board meetings (i.e., January; February (Annual), March). Kent mentioned that he would address that with Tim to determine whether there were extenuating circumstances associated with the absences since the by-laws require consideration of removal if there were no extenuating circumstances.
27. A motion to adjourn was moved, seconded and voted at **3:48 p.m.**
28. The next Board meeting will be held on April 26, 2009.

Attachment I: JCOA and Pool Income and Expense Statements, dated March 15, 2009.

Attachment II: Archie F. Carter memorandum to the JCOA Board, "re: Men's night on Wednesdays", dated March 15, 2009.

Respectfully Submitted,
Carl A. Mazzola
Secretary

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9 OPEN ACTION ITEMS

- 08-06 Arch Carter to oversee 4148 Hammonds Ferry Road construction project**
- 08-12 Ron Gadapee to develop covenants enforcement procedure**
- 09-02 John McLeod to oversee security camera improvements**
- 09-03 Jim Pawlak to contact Mr. Hickey regarding tree removal on his lot**
- 09-04 Earl Williams to oversee landscaping and repair projects**
- 09-05 Sandy Terronez to run the 2009 Easter egg hunt event**
- 09-06 Kent and Arch to oversee Smith Creek home construction**
- 09-07 Harry Pund to track progress on Willow Lake II development**
- 09-08 Review Men's 3.5 tennis court reservation by mid-May 2009**