

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 10-03; May 8, 2010 @ 1400**

The JCOA Board held the **second** meeting since the February 2010 Annual Homeowners meeting. It was also the **third** meeting in the Year 2010.

Board Members Present (11)

- Kent Gilbreath (President)
- Jim Pawlak (Vice-President)
- Carl Mazzola (Secretary)
- Trudie Gill-Keenly (Treasurer)
- Derek Colligan (Covenants Committee)
- Chris Huber (At-Large Member)
- Heide Martin (At-Large Member)
- Sandy Leonard (Welcoming Committee)
- Harry Pund (Willow Lake HOA Chairman)
- Susan Salisbury (Tennis Committee)
- Sandy Terronez (Pool Committee)

Board Members Absent (5)

- Tony Amato (Magruder Landing HOA Chairman)
- Arch Carter (Architectural Control Committee)
- John McLeod (Security Committee)
- Nancy Sickafoose (Recreation Committee)
- Earl Williams (Landscape Committee)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order at **2:12 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 March 21, 2010 meeting minutes. They were reviewed and a motion was made by Chris and seconded by Jim 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 indicated that another \$1720 of unpaid dues is expected to be paid and the rest of the unpaid dues will have liens posted.

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5. Sandy Terronez mentioned that there was an unexpected \$1300 expense associated with the baby pool (maintenance budget does cover this) and memberships are significantly ahead of last year's pace (i.e., 50 non-residents and 25 residents). In addition, more than 200 attended the opening day pool party today, a record attendance, which may be a harbinger of additional memberships.
6. At earlier meetings, Kent addressed Brenda Johnson's 4148 Hammonds Ferry Road unfinished spec house, which is now in its third year of construction. The JCOA Board will continue to monitor this situation until the home is completed. **ACTION 08-06: Arch Carter to oversee 4148 Hammonds Ferry Road construction project.**
7. 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. The County has required the installation of deep pile driving. The JCOA Board continues to monitor this situation until the home is completed. **ACTION 09-06: Kent and Arch to oversee Smithfield Creek home construction project.**
8. At earlier meetings, 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.**
9. At an earlier meeting, Chris Huber volunteered to join the pool committee to assist in developing a strategy to increase resident pool membership. Chris and the pool committee will meet after the completion of the pool season. **ACTION 09-16 is closed.**
10. 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 has acquired two estimates and is developing a proposal for the Board's consideration. **ACTION 09-18: Chris Huber to develop web page enhancements proposal.**
11. At an earlier meeting, Trudie mentioned that Meddars have not paid the dues for Willow Lake HOA since purchasing the property. Accordingly, Kent and Harry will meet with Charles Huggins to draft a letter requesting payment of \$1131.51. **ACTION 10-04: Kent to ask Charles Huggins to write letter to Scott Meddars, 4211 Blue Heron Lane.**
12. At an earlier meeting, Sandy Terronez discussed the filing of tax Form 1120-H to pay taxes on revenues generated by homeowner activities. Kent and Trudie met with a certified public accountant who did indicate that we have filed inaccurately as income from non-resident pool members needs to be reported. However, this is essentially offset by prorated additional maintenance costs. **ACTION 10-05 can be closed.**

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13. At an earlier meeting, Sandy Terronez discussed the revenues that the swim team generates each year and whether this imposes a tax liability on JCOA. Sandy advised the swim team to obtain its own Tax identification number. **ACTION 10-06 is closed.**
14. At an earlier meeting, the Swim Team has committed to develop the 2010 Jones Creek Directory, and Sandy has overseen the effort. The work is practically completed and printing of the Directory by late-May is expected. **ACTION 10-07 is closed.**
15. At an earlier meeting, it was decided that Nancy Sickafoose should investigate other less costly options to promote events that will still be effective. One technique is to use an e-mail blast in place of expensive mail-outs. No further discussion at this meeting. **ACTION 10-08: Investigate using webpage, e-mail blast and calling post to inform JCOA residents of upcoming events rather than mail-outs.**
16. Susan Salisbury reported on tennis court management and indicated that the drinking fountain has been repaired although a small leak has since developed. **ACTION 10-09 can be closed.**
17. Susan Salisbury stated that the monkey grass needs to be completely removed from the tennis courts and clogged drain pipes dug out. Earl Williams can help with the monkey grass removal. Kent will look into hiring a subcontractor to address water accumulation. **ACTION 10-10: Kent to look into hiring a subcontractor to address water accumulation.**
18. There was some discussion of placing trash cans at strategic positions along some of the walking paths. This was discussed several years ago and the issue of emptying the full cans could not be overcome. Kent will check with Augusta Recycle whether it would perform this task for a nominal fee. **ACTION 10-11: Kent to discuss trash can emptying with Augusta Recycle.**
19. There was some discussion that one of the Board at large positions should be converted to a Communications Chair which can handle various communications issues. This will be discussed further during the next series of Board meetings.
20. By a vote of 9-2, the Board approved paid advertising on the web page. A rate comparable to the Scorecard was discussed.
21. Carl Mazzola stated that the May 2010 Scorecard information calls have been sent out and he is targeting May 21, 2010 to post it on the web page.
22. Kent appointed Jim Pawlak to oversee the resolution of Jones Creek foreclosures and the need for yard upkeep and compensation of Board costs.
23. Kent discussed the unauthorized fishing in the no fishing area by the #2 hole on Jones Creek Drive. It has become the latest hangout and the parked cars on Jones Creek Drive affect driving safety in the subdivision. Ray Mundy will replace the missing no fishing sign and will investigate whether fishing can be moved to Southern Pines Road by the #12 hole.
24. Kent mentioned that Jack Blue has begun a 2010 project to plant spring flowers and shrubs on one of the Jones Creek Drive islands.

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25. Derek Colligan mentioned that all boats in driveways have been removed which was expected since the weather is warm enough for recreational activities.

26. Kent mentioned that a tree fell near the Evans-to-Locks Road entrance and repairs will be initiated.

27. Carl inquired as to whether the Sheriff had enough evidence associated with the recent pool robbery. Kent indicated that they have a photo but haven't acted yet since they are investigating 16 air conditioners that were recently stolen.

28. A motion to adjourn was moved, seconded and voted at **3:42 p.m.**

29. The next Board meeting will be on **July 18, 2010 at 2:00 pm** at the clubhouse.

Attachment I: JCOA and Pool Income and Expense Statements, dated **May 8, 2010**.

Respectfully Submitted,

Carl A. Mazzola
Secretary

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8 OPEN ACTION ITEMS**

- 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**
- 09-18 Chris Huber to develop web page enhancements proposal**
- 10-04 Kent to ask Charles Huggins to write letter to Scott Meddars, 4211 Blue Heron Lane**
- 10-08 Investigate using webpage, e-mail blast and calling post to inform JCOA residents of upcoming events rather than mail-outs**
- 10-10 Kent to look into hiring a subcontractor to address water accumulation**
- 10-11 Kent to discuss trash can emptying with Augusta Recycle**