

JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD MEETING 09-04; July 19, 2009 @ 1400

The JCOA Board held the **third** meeting since the February 2009 Annual Homeowners meeting. It was also the **fifth** meeting in the Year 2009.

Board Members Present (13)

- **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)
- **Chris Huber** (At-Large Member)
- **Sandy Leonard** (At-Large Member)
- **John McLeod** (Security)
- **Tim Punch** (Tennis Committee)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (3)

- **Ron Gadapee** (Covenants Committee)
- **Harry Pund** (Willow Lake)
- **Nancy Sickafoose** (At-Large Member)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at the Jones Creek Golf Club Clubhouse at **2:06 p.m.** Kent noted that a quorum was present and that Board business can be conducted.
2. The April 26, 2009 meeting minutes were reviewed and a motion was made by Jim and seconded by Sandy Terronez to accept them as submitted. The motion passed unanimously.
3. Trudie Gill-Keenly reviewed the 2009 YTD and budgets for both the JCOA and Pool accounts. It was moved and seconded to accept the financial reports with minor changes to the 2009 projected pool income and expense statement which did not affect its bottom line. See Attachment I for the detailed expenditures and budgets.

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4. Trudie mentioned that there have been 7 homes sold in Jones Creek this year. The three dues delinquencies remain and liens will be updated. Payment of dues is being sought on the 4211 Park Chase Court foreclosure.
5. At earlier meetings, Kent addressed the 4148 Hammonds Ferry Road unfinished house. The builder appears to be close to completing the home and placing it on the market. The Board will request that he completes the driveway and finishes the landscaping as soon as possible.
ACTION 08-06: Arch Carter to oversee 4148 Hammonds Ferry Road construction project.
6. Earl Williams reported on various maintenance and landscaping issues: (1) The plants on the parking lot side of tennis court #1 were trimmed back to expose the border again to permit proper drainage, but the monkey grass needs to be cut; (2) The crepe myrtles along the walkway have been pruned; (3) The triangular shaped part of the Derek Colligan property in Willow Lake will be cut and poisoned and the second island tree limbs need to be trimmed; (4) The various sprinkler system repairs will be undertaken; (5) The Bradberry Creek lot owned by Mr. Lyons needs to be cut and Ron Gadapee will inform the owner. **ACTION 09-04 can be closed. ACTION 09-14: Ron Gadapee to inform Bradberry Creek lot owner about maintenance needs.**
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 owner is cooperating and has hired a landscape architect to develop a solution. **ACTION 09-06: Kent and Arch to oversee Smith Creek home construction.**
8. The guard house was cleaned out and organized by Nancy Sickafoose and Arch Carter so the shelves will be able to be used in May, 2009. Arch volunteered to haul away unwanted signs and files after Trudie salvages what remains important for records retention. **ACTION 09-09 can be closed.**
9. At an earlier meeting, Kent stated that a protocol for signs is needed. A sign by a contractor while he is performing work is all right, but when the work is done, it should leave with the contractor. The web page will be updated to include a "signs" link and a policy will be written and placed in that link. No progress to report during this meeting. **ACTION 09-10: Develop sign policy and post on new website link.**
10. Tim Punch reported on tennis court maintenance and upkeep: He mentioned that: (1) The beeping alarm at the tennis court DVD box was repaired, but the problem has cropped up again; (2) The light switch on the new timer was replaced relative the tennis court lights; (3) Benches

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and nets have arrived and will be installed; and, (4) 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. **ACTION 09-11 can be closed. ACTION 09-15: Board to determine best repair option for loose bricks.**

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11. At an earlier meeting, Kent emphasized the importance of yard upkeep and pointed out that several homeowners were not keeping up their yards. Ron will identify the homeowners, take digital photographs and develop a draft letter for Board approval by April 29. No further discussion at this meeting. **ACTION 09-12: Ron to address problem of homeowner yard upkeep.**
12. At an earlier meeting, Kent reported on the 4th Hole and 11th Hole pond situations. The 4th Hole pond has not received enough rain to fill up yet, but is still in reasonably good shape. The County has addressed the offsite silting issue which should improve the situation on the 11th hole. **ACTION 09-13 can be closed.**
13. Claire Belanger reported on the pool which is receiving sufficient revenues, although a continued trend to more non-resident memberships. Additional maintenance items, some of which will reduce costs in 2010, have put the pool bottom line slightly in the red. Additional revenues are expected from golf course-sponsored pool party.
14. Chris Huber indicated that there should be a strategy developed to increase resident support of the pool and volunteered to join the pool committee to assist in developing such a strategy. **ACTION 09-16: Chris Huber to assist in developing strategy to increase resident pool membership.**
15. Sandy Leonard discussed the welcoming letter she drafted which is attached as Attachment II. Sandy Terronez suggested that the availability for a pool membership for \$495 with no initiation fee be added and the pro-rated dues reference deleted. The Board will review the next draft of the letter. **ACTION 09-17: Sandy Leonard to address Board comments to welcoming letter.**
16. Chris discussed that some subdivisions in the Atlanta area have online newsletters with many advanced features. The cost to upgrade our web page would be in the \$1,000-1,500 per year range. Chris agreed to develop a proposal for the Board's consideration. **ACTION 09-18: Chris Huber to develop web page enhancements proposal.**
17. Nancy has obtained the requisite signatures to place McKinnes Branch streets on the Special Purpose Local Option sales Tax (SPLOST) paving priority list. Kent will send an e-mail to Ron Thigpen to determine the next step that should be taken. **ACTION 09-19: Kent to contact County regarding McKinnes Branch SPLOST paving.**
18. Arch provided an update on the ACC activities. Since the last meeting, the ACC has addressed 12 requests which are listed in Attachment III. The 4162 Tindall Drive property owner, Rob McCrary. Arch made a recommendation to grant the land owner permission to build a pool over

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a portion of the "Golf Course Maintenance Easement Area" of the fairway that is within his property. The recommendation was unanimously approved.

19. Tony Amato indicated that Magruder Landing is not experiencing any significant issues.
20. Harry Pund was not available to discuss Willow Lake issues. There does not appear to be any sales of properties in Willow Lake II.
21. Kent mentioned that he will be asking Jack Blue to price a potential 2009 project to replace blocks in front of several internal entrances.
22. Kent stated that the golf course is doing well and has now surpassed 350 memberships and is approaching its 400-425 member goal.
23. Kent discussed the 743 Vardon Court property which has not been rented for 2 years and is now considered a distressed property. He has sent 2 certified letters to the homeowners to recover \$500 in expenses. However, the owners are now paying for present upkeep needs.
24. John McLeod reported that there were no major security problems, but noted a few small incidents on the golf course.
25. Claire stated that all the directories have been delivered.
26. Carl Mazzola mentioned that the next Scorecard is scheduled for September 2009.
27. Sandy Leonard asked whether renters should also receive welcome baskets and be invited to the newcomer party. In both cases, the answer was yes. Sandy Leonard will begin preparation for the newcomer party which will be held on a Thursday night in October or November 2009.
28. Jim Pawlak brought up the issue of an individual parking in the street, which was impeding mail delivery and posed a safety issue. It was recommended that the County be contacted on the safety issue and Jim will check into which agency or organization should address impeding mail delivery.
29. A motion to adjourn was moved, seconded and voted at **3:47 p.m.**
30. The next Board meeting will be held on **August 29, 2009**, in conjunction with the pool closing party.

Attachment I: JCOA and Pool Income and Expense Statements, dated July 19, 2009.

Attachment II: Draft Welcoming Committee letter.

Attachment III: ACC activity.

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Respectfully Submitted,

Carl A. Mazzola

Secretary

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10 OPEN ACTION ITEMS**

- 08-06 Arch Carter to oversee 4148 Hammonds Ferry Road construction**
- 09-06 Kent and Arch to oversee Smith Creek home construction**
- 09-10 Develop sign policy and post on new website link**
- 09-12 Ron to address problem of homeowner yard upkeep**
- 09-14 Ron Gadapee to inform Bradberry Creek lot owner about maintenance needs**
- 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**
- 09-17 Sandy Leonard to address Board comments to welcoming letter**
- 09-18 Chris Huber to develop web page enhancements proposal**
- 09-19 Kent to contact County regarding McKinnes Branch SPLOST paving**