

JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD

MEETING 09-05; August 29, 2009 @ 1400

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

Board Members Present (11)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Tony Amato** (Magruder Landing)
- **Claire Belanger** (Pool Committee)
- **Sandy Leonard** (At-Large Member)
- **John McLeod** (Security)
- **Nancy Sickafoose** (At-Large Member)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (5)

- **Arch Carter** (Architectural Control Committee)
- **Chris Huber** (At-Large Member)
- **Ron Gadapee** (Covenants Committee)
- **Tim Punch** (Tennis Committee)
- **Harry Pund** (Willow Lake)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at the Jones Creek Golf Club Clubhouse at **2:13 p.m.** Kent noted that a quorum was present and that Board business can be conducted.
2. Kent sadly reported that Dick Smith, a former JCOA Board member, passed away last week at the age of 67. A sympathy card with a \$50 check to a memorial fund established in his name will be sent.
3. The July 19, 2009 meeting minutes were reviewed and a motion was made by Jim Pawlak and seconded by Tony Amato to accept them as submitted. The motion passed unanimously.
4. Trudie Gill-Keenly reviewed the 2009 YTD and budgets for both the JCOA and Pool accounts. It was moved by Carl Mazzola and seconded by John McLeod to accept the financial reports. See Attachment I for the detailed expenditures and budgets.

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5. Trudie mentioned that the first lot in Willow lake II has sold and a pro-rated amount of \$110.58 dues was received. In addition, property taxes went down for the pool and the tennis court.
6. Trudie stated that the pool did reasonably well in 2008 with a deficit of less than 10% of its contingency fund. This deficit will be even smaller since the \$1,500 wading pool repair that was budgeted will not occur until 2010.
7. At earlier meetings, Kent addressed the 4148 Hammonds Ferry Road unfinished house. The builder appears to be closing in on completing the home and placing it on the market. The JCOA Board will continue to monitor the situation. **ACTION 08-06: Arch Carter to oversee 4148 Hammonds Ferry Road construction project.**
8. 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. However, the landscape architect is not certified in soil integrity which is the fundamental issue with the development of this property. The JCOA Board will continue to monitor the situation. **ACTION 09-06: Kent and Arch to oversee Smithfield Creek home construction project.**
9. At earlier meetings, Kent stated that a protocol for signs is needed and that the web page will be updated to include a "signs" link and a policy will be written and placed in that link. This has been accomplished. **ACTION 09-10 can be closed.**
10. At earlier meetings, Kent emphasized the importance of yard upkeep and pointed out that several homeowners were not keeping up their yards. Ron Gadapee took an action to identify the homeowners, take digital photographs and develop a draft letter for Board approval by April 29. This was never accomplished and the action will be closed. A new approach will be forthcoming. **ACTION 09-12 can be closed.**
11. 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 and the monkey grass was cut; (2) The triangular shaped part of the Derek Colligan property in Willow Lake was cut and poisoned and the second island tree limbs was trimmed; (3) The Bradberry Creek lot owned by Mr. Lyons needs to be cut and the owner informed. **ACTION 09-14: Bradberry Creek lot owner will be informed about maintenance needs.**
12. At earlier meetings, Tim Punch reported on tennis court maintenance and upkeep. 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 discussion at this meeting. **ACTION 09-15: Board to determine best repair option for loose bricks.**
13. At an earlier meeting, 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

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assist in developing such a strategy. No discussion at this meeting. **ACTION 09-16: Chris Huber to assist in developing strategy to increase resident pool membership.**

14. At an earlier meeting, Sandy Leonard discussed the development of a welcoming letter which the Board approved and will be in new welcoming packets. **ACTION 09-17 is closed.**
15. At an earlier meeting, Chris discussed looking into a neighborhood internet solution package that would include newsletters being e-mailed to Jones Creek residents and 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. No costs have been determined at this time. The Board agreed to that idea and Chris agreed to develop a proposal for the Board's consideration. **ACTION 09-18: Chris Huber to develop web page enhancements proposal.**
16. At an earlier meeting, 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. No discussion at this meeting. **ACTION 09-19: Kent to contact County regarding McKinnes Branch SPLOST paving.**
17. Carl suggested that Trudie look into the 4.01% interest rate on a checking account that is being offered by Farmers & Merchants (F & M) Bank which just opened at the corner of Evans-to-Locks Road and Fury's Ferry Road. It is for the first \$25,000 but requires one direct deposit and 12 debits per month. **ACTION 09-20: Trudie to look into checking account at F & M bank.**
18. Nancy Sickafoose stated that some of the McKinnes' Branch streets are in need of paving. Kent will ask Ron Thigpen to add these roads to the future Columbia County paving list. **ACTION 09-21: Kent to follow-up on McKinnes' Branch road paving need.**
19. Sandy Leonard set the date of the Newcomers Party for November 9. It will be held at the Clubhouse and will start at 6:30 pm. 20 people are expected to attend and the \$1,500 budget should be sufficient. Board members will assist in the effort. **ACTION 09-22: Sandy Leonard to coordinate Newcomer's Party.**
20. Kent also mentioned that Claire Belanger and her husband will be moving to China. Claire will maintain her Board position until December. Some possible replacements were discussed: (1) Chris Huber will be asked to take the position and if he accepts, his at-large position will be backfilled; (2) Sharon Burr who was pool chairperson from 2007-2009 will also be asked if she wants her old position back; and, (3) Sharon Burke, who is a friend of Yolanda Leahy will be asked. **ACTION 09-23: Fill pool chairperson position by December. AFTER ACTION: Sandy Terronez accepted the Pool Chairperson position and her position as Recreation Committee Chairperson needs to be filled.**

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21. The pig farmer that lives behind McKinnes' Branch has contacted the Board again and Kent will meet and discuss payment of \$1,000 for him to not raise pigs again. **ACTION 09-24: Kent to meet with pig farmer.**
22. Carl Mazzola mentioned that the next Scorecard is scheduled for September 2009 and a call for information was issued. He hopes to have it ready for posting on September 19, 2009.
23. Sandy Terronez mentioned that there will be two more events at Jones Creek in 2009. They are: (1) Breakfast with Santa during second week of December; and, (2) New Year's Eve Party at the Clubhouse. Money is budgeted for both events.
24. Kent mentioned that there may be enough money left in projects account in 2009 (i.e., \$3,000-4,000) to implement some enhancements to some of the common landscaping. No need for upgrades to the security system.
25. John McLeod called Reverend Scotty Nead about his letter concerning the dangers that drivers pose to pedestrians in Jones Creek. No other follow-up is needed.
26. John mentioned that there is much apathy regarding the replacement of neighborhood watch team captains and that he is having difficulty filling positions of people that have moved away.
27. Tony Amato reported that things at Magruder Landing are going well with no major issues pending.
28. Harry Pund was not available to report on Willow Lake.
29. Nancy Sickafoose stated that McKinnes' Branch residents will be holding a block party at the end of September and will be blocking off one of the cul-de-sacs.
30. Kent opined that Ron Gadapee had tendered his resignation since the last Board meeting, which he accepted. Derek Colligan, who was the individual that did not win election to the vacant at-large Board position at the Annual Meeting, will be replacing Ron. Derek does not have to be ratified at the next Homeowners Annual Meeting since his position does not expire until February 2011.
31. Kent shared that 6 beavers were trapped and removed at a cost of approximately \$1,100.
32. A motion to adjourn was moved, seconded and voted at **3:27 p.m.**
33. The next Board meeting will be held on **November 1, 2009.**

Attachment I: JCOA and Pool Income and Expense Statements, dated August 28, 2009.

Respectfully Submitted,

Carl A. Mazzola

Secretary

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12 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**
- 09-14 Bradberry Creek lot owner will be informed 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**
- 09-18 Chris Huber to develop web page enhancements proposal**
- 09-19 Kent to contact County regarding McKinnes Branch SPLOST paving**
- 09-20 Trudie to look into checking account at F & M bank**
- 09-21 Kent to follow-up on McKinnes' Branch road paving need**
- 09-22 Sandy Leonard to coordinate Newcomer's Party**
- 09-23 Fill pool chairperson position by December**
- 09-24 Kent to meet with pig farmer**