

JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD

MEETING 09-06; November 1, 2009 @ 1400

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

Board Members Present (14)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Tony Amato** (Magruder Landing HOA Chairman)
- **Arch Carter** (Architectural Control Committee)
- **Derek Colligan** (Covenants Committee)
- **Chris Huber** (At-Large Member)
- **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 (1)

- **Tim Punch** (Tennis Committee)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order at **2:02 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 August 29, 2009 meeting minutes. They were reviewed and a motion was made by Jim and seconded by Kent to accept them as submitted. The motion passed unanimously.
3. Kent stated that Sandy Terronez has accepted the Pool Committee Board position, replacing Claire Belanger who will be moving to China with her husband. Sandy mentioned that her husband, Manny, is on the Swim Team Board, which will provide synergy to pool management matters. Nancy Sickafoose agreed to move from an at-large member to lead the Recreation Committee, which was vacated by Sandy Terronez. Nancy's at-large position remains vacant and will likely not be filled until the February 2010 Annual Meeting.

JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD

MEETING 09-06; November 1, 2009 @ 1400

4. Kent read a card from Dick Smith's widow, thanking the Board for its expression of sympathy on his recent passing.
5. Kent mentioned that there were two new foreclosures, increasing the JCOA total to five. These were the Wright's at 718 Jones Creek Drive and the Conley's at 515 McKinnes Park. Trudie Gill-Keenly is tracking all five foreclosures relative to how they are affecting dues.
6. Trudie reviewed the 2009 year to date income and expenses and budgets for both the JCOA and Pool funds. After some discussion it was agreed that to be consistent with the General Fund, the Pool Fund should show project expenses (e.g., energy-savings devices, Virginia Graham Baker children's pool back-fit) as a separate entry and not include them in maintenance costs. Trudie will be making this change to this and future financial reports. In addition, a \$753 expense from the recreation account, since it affects all JCOA residents, will be moved from the Pool to General fund. See Attachment I for the detailed expenditures and budgets.
7. 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.**
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 JCOA Board continues to monitor this until it is remedied. **ACTION 09-06: Kent and Arch to oversee Smithfield Creek home construction project.**
9. Earl Williams reported on various maintenance and landscaping issues, including the removal of diseased pine trees throughout JCOA. In addition, the Bradberry Creek lot owner was informed of his yard maintenance needs. It will be cut by JCOA and the owner subsequently billed. **ACTION 09-14 is closed.**
10. 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 discussion at this meeting. **ACTION 09-15: Board to determine best repair option for loose bricks.**
11. 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. **ACTION 09-16: Chris Huber to assist in developing strategy to increase resident pool membership.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 09-06; November 1, 2009 @ 1400**

12. 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. **ACTION 09-18: Chris Huber to develop web page enhancements proposal.**
13. At an earlier meeting, Nancy Sickafoose had obtained the requisite signatures to place McKinnes Branch streets on the Special Purpose Local Option Sales Tax (SPLOST) paving priority list. Kent contacted Ron Thigpen of Columbia County and determined paving priorities which was placed in the September 2009 Scorecard. **ACTION 09-19 is closed.**
14. At an earlier meeting, 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 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. Trudie looked into this and determined it would not work for JCOA since it cannot use a debit card for its bill payments 12 times per month. **ACTION 09-20 is closed.**
15. Nancy stated that some of the McKinnes' Branch streets are in need of paving. Kent contacted Ron Thigpen to add these roads to the future Columbia County paving list. **ACTION 09-21 is closed.**
16. Sandy Leonard mentioned that at least 11 newcomers and as many as 20 Board members plan to attend the 11/9/09 Newcomers Party to be held at the Clubhouse 6:30 pm. **ACTION 09-22 is closed.**
17. Kent will meet with the pig farmer that lives behind McKinnes' Branch and discuss what JCOA could do for him to not raise pigs again. Discussion at this meeting centered on whether the farmer would even buy pigs and whether he had the legal right to raise them. Carl mentioned that the legal aspect was investigated several years ago and it was determined that no legal ordinances were being violated. **ACTION 09-24: Kent to meet with pig farmer.**
18. Arch Carter reported on ACC activities.
19. Derek Colligan reported on covenants infractions and enforcement actions: (1) Several boats including Calvin Chance, who is a chronic offender, need to be moved; (2) Tony Shoukry issued a complaint that his neighbor leaves his large dogs for an extended period of time and that the dog droppings in the yard accumulate and emit unpleasant odors; and, (3) 700 Fosters Court and other lots need to be mowed. With respect to 700 Fosters Court, Trudie was contacted by a relocation company. Derek will write letters to the boat offenders, a separate letter to Mr. Shoukry's neighbor informing him of the availability of pet sitters as they are shown in the Scorecard, and letters associated with yard maintenance to the families who are not up-keeping their yards. **ACTION 09-26: Derek Colligan to write covenant enforcement letters.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 09-06; November 1, 2009 @ 1400**

20. Chris Huber reported that repairs are needed at the Evans-to-Locks Road entrance and the trajectory of the sprinkler needs adjustment. Kent will follow-up. **ACTION 09-27: Kent to obtain an estimate for Evans-to-Locks entrance repairs.**
21. Carl Mazzola mentioned that the Scorecard was posted on the web page last month. The next Scorecard is scheduled for January 2010.
22. Sandy Terronez indicated there are two remaining events at Jones Creek in 2009: (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. Nancy will begin planning for the 2010 events which start with the Easter Egg Hunt.
23. Kent mentioned that there was some money left in the General Fund projects account in 2009. It was moved by Carl and seconded by John to have Jack Blue implement some enhancements to common landscaping with a not-to-exceed amount of \$4,000. These will include one of the Jones Creek Drive islands, Willow Lake and Park Chase.
24. John McLeod discussed the stolen vehicle that was found in Willow Lake that may have entered from the pump house off of Southern Pines Drive.
25. Jim Pawlak discussed a scam he became victim to with a young man selling magazine subscriptions to help him through school. Heide Martin also reported this in an e-mail to the Board. There was some discussion as to limiting solicitation and placing a sign that would state, "NO SOLICITATION EXCEPT AS APPROVED BY THE JCOA BOARD".
26. Chris Huber indicated that he will perform quarterly checks on the security cameras.
27. Tony Amato stated that Magruder Landing does not have any significant issues that it needs to raise to the JCOA Board and does not have any foreclosures.
28. Harry Pund reported that the Willow Lake Annual Meeting was held on October 26, 2009 and everything went well. Major road work at both Blue Heron-Willow Lake intersections is planned.
29. A motion to adjourn was moved, seconded and voted at **4:06 p.m.**
30. The next Board meeting will be held on **January 17, 2010** to prepare for the **February 8, 2010** annual meeting.

Attachment I: JCOA and Pool Income and Expense Statements, dated **October 30, 2009**.

Respectfully Submitted,

Carl A. Mazzola
Secretary

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 09-06; November 1, 2009 @ 1400
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**
- 09-16 Chris Huber to assist in developing strategy to increase resident pool membership**
- 09-18 Chris Huber to develop web page enhancements proposal**
- 09-24 Kent to meet with pig farmer**
- 09-26 Derek Colligan to write covenant enforcement letters**
- 09-27 Kent to obtain an estimate for Evans-to-Locks entrance repairs**