

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING

Jones Creek Golf Club Clubhouse, February 7, 2006

The 21st Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on **February 7, 2006.**

JCOA Board Members Present (12):

Kent Gilbreath (President)
Carl Mazzola (Secretary);
Trudie Gill-Keenly (Treasurer);

Arch Carter (Architectural Control Committee);
Cheryl Davison (Pool Committee);
Ron Gadapee (Covenants Committee);
Sandy Leonard (At-Large Member);
John McLeod (Neighborhood Watch);
Tim Punch (Tennis Committee);
Harry Pund (Willow Lake Liaison);
Dick Smith (Magruder Landing Liaison); and,
Earl Williams (Landscaping Committee)

JCOA Board Members Absent (3):

Jim Pawlak (Vice-President);
Heather Burns (Welcoming Committee)
Sandy Leonard (At Large)

Guest:

Michael Hicks (Jones Creek Golf Course Head Pro)

I. CALL TO ORDER AND GUEST SPEAKER

Kent Gilbreath, JCOA President, welcomed everyone and called the meeting to order at **7:04 p.m.** Approximately 65 homeowners were in attendance which met the requirements of a quorum.

Kent introduced Michael Hicks, the new head pro of the Jones Creek Golf Club, who welcomed everyone to the Clubhouse and indicated he would be available to answer any questions concerning golf club memberships.

II. SECRETARY'S REPORT/APPROVAL OF MEETING MINUTES

Carl Mazzola, JCOA Board Secretary, passed out the minutes from the February 8, 2005 JCOA Homeowners Annual Meeting and highlighted the many discussion elements that were contained within. It was Moved, Seconded, and Voted (MSV) to accept the minutes as presented. These minutes are attached as Attachment I.

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III. TREASURER'S REPORT

Trudie Gill-Keenly presented the Treasurer's Report and discussed related financial matters. Trudie presented a review of the 2005 financial elements by category and showed that although the JCOA continues to be in good financial shape, it had to use reserve funds of \$7,550 to make expenses. The CY05 expenses did not include any capital projects outside of a tennis court backboard due to limited resources. Refer to Attachment II.

Carl Mazzola presented the deliberations and results of the special committee for evaluating dues structure that was led by Jim Pawlak who was out of town. Carl distributed a 5-slide power point presentation that presented a model of the present dues structure and projected expenses through 2009, which is presented as Attachment II. The model showed increasing shortfalls which would wipe out the reserves before the end of the period. He then showed the same model with both \$75/year and \$100/year dues increases, which somewhat preserved the reserve fund, but still had minor troubling signs in the out years. He indicated that Board takes its fiduciary responsibilities very seriously and would rather manage with a reserve to be prepared for future uncertainties and catastrophic events than to be unprepared for them. This is what led the Special Committee to recommend raising the annual dues to a \$250/year level, which the Board approved by a majority vote. Carl also indicated that the Special Committee compared the new dues with other subdivisions of similar size and pedigree and found it still to be on the low end. Carl opened the meeting up for questions and received none.

Trudie then presented the proposed General Budget for 2006 and elaborated on various line items and how the budget was constructed. The additional revenues provided by the modest dues increase will be allowing for several new capital projects in 2006 inclusive of a playground, lighting, tennis court improvements, and landscaping improvements. The proposed 2006 General Budget is presented as Attachment III.

Trudie also presented the proposed 2006 Pool Budget and elaborated on various line items, how the budget was constructed, and how it is independent of the General Budget (i.e., the pool is self-sustaining). The proposed 2006 Pool Budget is presented as Attachment IV. Trudie indicated that the pool financials for 2005 showed an almost \$12,000 shortfall due to reduced membership. A Special Committee is addressing this matter for 2006.

Kent Gilbreath assured all of the residents that he periodically checks the balances in our account to ensure they coincide with monthly Treasurer Reports. This financial check and balance system will continue. Trudie also reported that a review of our financials since she assumed the duties of Treasurer was conducted by a third party and found to be in order.

IV. NOMINATING COMMITTEE

Carl Mazzola discussed the work of the nominating committee and presented the following for ratification and consideration:

1. John McLeod for a newly created position to address matters associated with the neighborhood watch was presented for ratification;
2. Jim Pawlak for a new 2-year term as Vice-President was presented for consideration;

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3. Sandy Leonard for a new 2-year term as an At Large member was presented for consideration;
4. Arch Carter for a new 2-year term as the Chairman of the Architectural Control Committee was presented for consideration;
5. Ron Gadapee for a new 2-year term as the Chairman of the Covenants Committee was presented for consideration; and,
6. Tim Punch for a new 2-year term as the Chairman of the Tennis Committee was presented for consideration.

After the announcement of each candidate which was running unopposed, Carl described their duties and asked for any other nominations from the floor. In all cases, there were no nominations from the floor.

All of the Nominating Committee recommendations were ratified by the JCOA members in attendance. Kent congratulated John McLeod as a new board member. There were no outgoing board members. The Board members who were not up for consideration this year, will be up for consideration in 2007.

V. OLD BUSINESS

Kent Gilbreath indicated that there were no old business items that remained from the February 8, 2005 Annual Meeting.

VI. NEW BUSINESS

A. President's Report (Kent Gilbreath)

1. **Review of 2005 and Ongoing Projects:** Kent Gilbreath discussed the project successes of 2005. These included landscaping upgrades to the Fury's Ferry Road and Evans-to-Locks Road entrances, lighting upgrades at the Evans-to-Locks Road entrance and the purchase and installation of a tennis court backboard. Kent reiterated that 2005 was the first year that expenses exceeded revenues and that reserve funds needed to be dipped into. He also stated that if it weren't for settlements totaling \$8,200 in 2004, JCOA would have operated in the red that year also. This is mainly the result of higher maintenance costs which represents 82% of the annual budget. This financial matter has been ameliorated by the 2006 dues increase.
2. **2006 Potential Projects:** Kent encouraged the homeowners to contact the Board with ideas for capital improvements for 2006. He indicated that additional landscaping, the possible construction of a playground, and possible tennis courts improvements are on tap for 2006.

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- 3. New Initiatives:** Kent reported on various initiatives that the Board plans to address in 2006. These included the construction of speed humps on Jones Creek Drive. Kent described the speed hump analysis performed by Columbia County on January 9, 2006 and based on the traffic data and average speeds, the county indicated we qualify for a speed hump which will be installed at the county's expense. Approvals from homeowners on the affected street are being obtained. The Board will be looking into other speed humps on portions of Hammond's Ferry Road in 2006.

B. Architectural Control (Arch Carter)

Arch Clark indicated most homeowners are cooperating with the ACC. He emphasized that homeowners should avoid backyard clear cutting which leads to erosion and sedimentation issues. Arch mentioned that Willow Lake has a new declarant, Bruce Lyons, and that Willow Lake also has its own ACC, but still seeks to involve the JCOA ACC in these matters.

A resident asked whether vinyl windows are within the guidelines. Arch responded that vinyl windows, soffets, fascia boards, and dormers are all within the ACC guidelines.

C. Covenants Enforcement (Ron Gadapee)

Ron Gadapee briefly discussed his covenant enforcement strategy, listing boats and trailers as items that needed to be off of the streets, and emphasizing the use of common sense and courtesy for other JCOA residents as guidance for good stewardship of covenant-related matters. If initial and follow-up discussions fail to ameliorate the issues, then letters will be sent by the JCOA counsel as the first step of covenant enforcement.

Kent Gilbreath mentioned that the culvert on the Hannah's Road property has finally been removed after a significant amount of Board effort.

D. Pool Management and Membership (Cheryl Davison)

Cheryl Davison reported on the management of the swimming pool. Cheryl articulated that 2005 was still a successful year even though there was a membership shortfall. Additional improvements were made to the pool and its infrastructure which included a pool house roof replacement, concrete decking, and new sound system. Cheryl emphasized that the pool budget is paid for by pool members only and that no general funds are used for its upkeep.

Cheryl mentioned that all residents are invited to come to the Opening Day party on the day before Mother's Day, which is Saturday, May 6th. Additional parties will be held around the Independence Day holiday and the Labor Day holiday, more likely on Friday nights. These parties are paid from the pool profits. The pool will be closing after Labor Day weekend. Friday night hours will be extended during the summertime. No capital improvements are planned for 2006.

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Cheryl indicated that Bluewater Pools, through a competitive proposal process, was again selected to manage the Jones Creek pool again in 2006 at a similar price.

Cheryl was asked what is the pool membership cost? She responded that there was a \$375 initiation fee and a \$375/year membership fee. Memberships will be sought in March 2006.

E. Tennis Court Management (Tim Punch)

Tim Punch reported that the tennis courts were well-managed and that more residents continued to use the courts each year. He talked about plans for a homeowners' tournament this year. The only capital project is the need to resurface the courts should there be enough money in the budget for it.

F. Groundskeeping (Earl Williams)

New grounds keeping projects for 2006 were discussed by Earl Williams. These include many repairs and upkeep, street light impingement by foliage requiring trimming, planting flower beds by the entrances and islands. The contract with our maintenance subcontractors is valid until February 29, 2008.

G. Playground (Kent Gilbreath)

Kent Gilbreath indicated that a playground is still under consideration, but cautioned that it comes with a large liability for the JCOA.

H. 2005 JCOA-Sponsored Events (Sandy Terronez)

Sandy Terronez reported that in 2005, JCOA sponsored an April Easter egg hunt, swim pool parties on Opening Day (2nd Saturday in May), around the Independence Day holiday, and Labor Day holiday, an October Halloween event, and a New Year's Eve party. These same events are planned for 2006 and will be overseen by her. Additional pizza parties, luaus and picnics are also planned, as well as newcomer parties.

The March yard sale was again sponsored by the Swim Team.

I. Website (Carl Mazzola)

Carl Mazzola discussed www.jonescreeknews.com website which is used by many homeowners. There continues to be no cost to the homeowner's association. Carl discussed the web page content and encouraged all homeowners to take advantage of the large amount of useful information on the web page.

Carl also indicated that the JCOA Board is looking into acquiring a more-advanced website and has contacted the Rivershyre subdivision webmaster for advice. When the dues collection task is completed, Trudie Gill-Keenly will be looking into developing a similar site for JCOA to replace the site we are using from Rhodes-Murphy.

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VII. OTHER BUSINESS

A. Rezoning Updates

Kent Gilbreath reported on rezonings and how they affected JCOA. The 2005 Growth Management Plan designated the Evans-to-Locks Road-Fury's Ferry Road node as a level 3 which supports a 62,000 square-foot Kroger near the corner of Fury's Ferry Road and Evans-to-Locks Road.

The JCOA Board opposed the plan for the new Peterson's Landing subdivision off of Jennings Road since it would severely impact some homes in McKinnes' Branch due to small lot size, inadequate lot layout and a settling pond that would be visible from a portion of Hammond's Ferry Road. There are 83 home sites planned. The JCOA Board was not informed of the initial zoning meetings since the county only posts signs at the entrance of the affected road. However, the developer is having some trouble with county approvals of its storm water management plan. JCOA still has the option to work with the developer, if he cooperates, to mitigate some or all of the unpleasant features of the subdivision.

B. Street Captains for Neighborhood Watch

John McLeod described the fledgling neighborhood watch program that he is organizing and overseeing. He appealed for additional volunteers to fulfill the needed number of block captains.

C. Other Matters from the Floor

Several residents discussed their concern regarding the parking of vehicles of subcontractors on Jones Creek Drive while they do private landscaping work; especially at the crown of the hill. This increases the potential for a serious automobile accident. Earl Williams will ensure that the JCOA contractors no longer do this. Each resident should be informed to discuss this practice with their contractors. An article in the May 2006 Scorecard will remind residents to address this matter with their contractors and have them park their vehicles in their driveways.

Several residents wanted to know who owns the waters of Willow Lake. Arch Carter responded that it was the Golf Course and that all matters associated with trash accumulation in the Lake should be discussed with them. In addition, they were advised to call the county 311 line to complain since the county addresses erosion control matters; although they are on six-month probation with the Georgia Environmental Protection Department due to weak erosion and sedimentation control enforcement practices in the past.

Kent Gilbreath credited Jones Creek resident, Jeri Whitworth, with a yeoman's job on the Growth Management Plan. She was in the trenches to ensure that the rights of JCOA homeowners were protected.

There was some discussion on the development of high-end townhouses in the remaining part of the Willow Lake PUD. Units are expected to be in the \$300-400K range.

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VIII. ADJOURNMENT

Since all matters in the agenda were appropriately addressed, a motion to adjourn was MSV at **8:34 p.m.**

Attachments to these minutes can be acquired from the Secretary upon request:

1. Attachment I: Minutes of the February 8, 2006 Annual Meeting;
2. Attachment II: Power point presentation of the Special Committee for Jones Creek Dues Structure.
3. Attachment III: 2006 General Fund Budget;
4. Attachment IV: 2006 Pool Budget; and,

Respectfully Submitted,

Carl A. Mazzola

Carl Mazzola
Secretary