

**JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING**  
**Jones Creek Golf Club Clubhouse, February 10, 2009**

The 24<sup>th</sup> Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on February 10, 2009.

**JCOA Board Members Present (8)**

**Kent Gilbreath (President)**  
**Carl Mazzola (Secretary)**  
**Sharon Burr (Pool Committee)**  
**Sandy Leonard (Welcoming Committee)**  
**John McLeod (Security Committee)**  
**Dick Smith (Magruder Landing Board Liaison)**  
**Sandy Terronez (Events Committee)**  
**Earl Williams (Landscaping Committee)**

**JCOA Board Members Absent (7)**

**Arch Carter (Architectural Control Committee)**  
**Ron Gadapee (Covenants Committee)**  
**Trudie Gill-Keenly (Treasurer)**  
**Jim Pawlak (Vice-President)**  
**Tim Punch (Tennis Committee)**  
**Harry Pund (Willow Lake Board Liaison)**  
**Nancy Sickafoose (At-Large Member)**

**Guests (2)**

**Greg Hemann, Jones Creek Golf Club**  
**Ray Mundy, Jones Creek Golf Club**

**JCOA Residents (44)**

**I. CALL TO ORDER AND INTRODUCTIONS (Kent Gilbreath)**

**Call to Order:** Kent Gilbreath, JCOA Board President, welcomed everyone and called the meeting to order at 7:04 p.m. 8 Board members were in attendance which met the requirements of a quorum. 44 homeowners and the 2 owners of the Jones Creek Golf Club were also in attendance.

**Board Member Introductions:** Kent introduced the 8 Board members that were in attendance and what their functions are.

**Jones Creek Golf Course Owners Introductions:** Kent introduced the two new golf course owners (i.e., Greg Hemann, Ray Mundy) who hosted the meeting without cost to the JCOA. Greg was very gracious to the residents he addressed and indicated that he and Ray have been in the area for as long as the golf course and Jones Creek has been and plan to spend the rest of their careers here. In spite of the poor economy, Greg mentioned they were very happy to be running the Golf Course and will do all they can to make it grow and flourish. They have a new web site with a special homeowners section.

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One of the residents discussed the lake on Hole #4 which has turned into a stagnant pond. Ray stated that this was a very expensive project to fix and that they have been in contact with the county to see what it could do. It was apparent that there already was a good relationship between the golf course ownership and the JCOA Board, which will be cultivated over the upcoming years.

**II. SECRETARY'S REPORT/APPROVAL OF MEETING MINUTES (Carl Mazzola)**

Carl Mazzola, JCOA Board Secretary, indicated the minutes from the February 21, 2008 JCOA Homeowners Annual Meeting was on the web page. These minutes are attached to these minutes as Attachment I.

**III. TREASURER'S REPORT (Trudie Gill-Keenly)**

Kent Gilbreath presented the Treasurer's Report for Trudie Gill-Keenly and discussed relevant financial matters. Kent presented a review of the 2008 financial elements by category and showed that the JCOA continues to be in reasonably good financial shape. The CY08 expenses included the completion of capital projects throughout the subdivision, which were accomplished under budget.

Kent then presented the proposed General Budget for 2009 and elaborated on various line items and how the budget was constructed. The additional revenues provided by the modest dues increase of several years ago will provide only about \$2,000 for capital projects in 2009 since landscaping and other costs have increased. The 2009 landscaping budget is \$80,000, and maintenance and repairs are budgeted at \$21,000. Together, they represent approximately 75% of budget costs. No major work has yet been identified for the 2009 projects, although no particular projects are known of at the present time. The proposed 2009 General Budget is presented as Attachment II.

Sharon Burr presented the pool expenditures for CY08 which showed costs exceeded revenues by a little more than \$3,300. This reduced the pool contingency fund to \$56,220. The reason for the shortfall can be traced to the reduction in resident memberships in 2008. For the first time, there were more outside pool members than Jones Creek pool members. The proposed 2009 Pool Budget was elaborated on and various line items were discussed, and are presented as Attachment III. Sharon indicated that the pool financials for CY08 showed a need to dip into the reserves due to decreased membership. However, the pool still continues to be essentially self-sustaining since its acquisition in 1999, and is expected to remain that way. The 2009 Pool Budget shows no cash available for projects.

**IV. NOMINATING COMMITTEE (Carl Mazzola)**

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

1. Kent Gilbreath for a new 2-year term as President was presented for consideration;
2. Carl Mazzola for a new 2-year term as Secretary was presented for consideration;

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3. Earl Williams for a new 2-year term as Landscape Committee Chairperson was presented for consideration;
4. Sandy Leonard for a new 2-year term as the Welcoming Committee Chairperson was presented for consideration;
5. Ron Gadapee for a new 2-year term as the Covenants Committee Chairperson was presented for consideration;
6. Claire Belanger for a 2-year term as the Pool Committee Chairperson was presented for ratification; and,
7. Derek Colligan was presented for consideration for a second At-Large member.

After the announcement of each the candidates which were running unopposed, Carl described their duties and asked for any other nominations from the floor. In all cases, but the second at-large position, there were no nominations made from the floor. After Derek Colligan was announced, Christopher Huber raised his hand and mentioned that he would be interested in competing for that position. After each of the candidates made brief speeches on why they wanted the position, they were excused and a vote was taken (i.e., one vote per family). Christopher Huber was elected by a 19-13 margin.

All of the Nominating Committee recommendations were ratified by the JCOA members in attendance by both acclamation and applause. Kent congratulated Christopher Huber and Claire Belanger as the newest board members, and thanked Sharon Burr for her work on the pool, as an outgoing board member. The following Board members, not up for consideration this year, will be up for consideration in 2010. They are: Jim Pawlak, Trudie Gill-Keenly, Arch Carter, Sandy Terronez, Tim Punch, Nancy Sickafoose, and John McLeod. The Magruder Landing and Willow Lake representatives, Dick Smith and Harry Pund, respectively, are elected by their own homeowners association and serve as liaisons to the JCOA Board with full voting rights.

Kent encouraged all meeting attendees to assist the Board in its work and mentioned that it would really help the Board and its workload for other JCOA residents to step up and fill out the standing committees; as well as to volunteer for special projects.

**V. OLD BUSINESS**

Carl Mazzola indicated that there were no old business items that remained from the February 21, 2008 Annual Meeting.

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**VI. NEW BUSINESS**

**A. President's Report (Kent Gilbreath)**

1. **Review of 2008 and Ongoing Projects:** Kent discussed the project successes of 2008. The of security camera system has been significantly upgraded and now provide the needed resolution of car license plates to provide the Sheriff with enough evidence to prosecute vandals, thieves, and others that are challenged by law and order. In order to save operating costs, the pool will be equipped with a timer and a freeze protection device that will make its operation more energy efficient. Kent also discussed the lien process for the handful of homeowners that elect to not pay their annual dues. Kent mentioned that real estate is slow with only one sale so far in 2009. 705 Jones Creek Drive is in foreclosure and one property in Willow Lake is in danger of going into foreclosure. Otherwise, the poor economy is not significantly impacting the Jones Creek real estate market and the value of Jones Creek properties.
2. **Discussion of 2009 Potential Projects and New Initiatives:** Kent encouraged the homeowners to contact the Board with ideas for capital improvements for 2009, as there is a small amount of discretionary money available for worthy projects. Kent briefly reported on various initiatives that the Board plans to address in 2009.

**B. JCOA Website (Kent Gilbreath)**

Kent discussed the [www.jcoanews.com](http://www.jcoanews.com) web site which is used by more and more homeowners. It saves more than \$1200 printing costs per year and an enormous amount of work for the 19 Area Representatives and Carl regarding its delivery to 562 households. It also communicates with the Jones creek Golf Course web site.

**C. Architectural Control (Arch Carter)**

Arch Carter was not available to discuss the activities of the ACC. Kent discussed a lot on Smithfield Creek that is under improvement with truckloads of dirt being hauled in. The owner, Tony Armani, was present and he indicated that he has worked on many properties in Brookfield Park and Apple Valley Park, and all of them wound up improved. He also emphasized that he had all the appropriate building and grading permits in place. After the meeting, he and Kent Gilbreath engaged in a more detailed discussion as to how the JCOA ACC wanted the property improvement to proceed and what the expectations were.

**D. Covenants Enforcement (Ron Gadapee)**

Ron Gadapee was not available to discuss covenant enforcement. A resident mentioned that there still were several residents with boats on their properties which violated a covenant. Kent indicated that Ron would follow up on these.

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### **E. Pool Management (Sharon Burr)**

Sharon Burr reported on the management of the swimming pool and associated activities. Sharon articulated that 2008 was a reasonably successful year, although there was a disappointing decrease in resident memberships. The JCOA Board plans to continue with the same pool dues structure in 2009. Additional improvements were made to the pool and its infrastructure in 2008 which included a revamped pump system to meet new Columbia County regulations. The pool was acquired at no cost in 1999 and has so far been a sustainable venture. Pool improvements slated for implementation before the start of the 2009 season include a new drain system to meet the Virginia Graham law that resulted from an accidental drowning at another pool in the United States and the replacement of the concrete facing for the baby pool.

Sharon mentioned that all residents are encouraged to attend the Opening Day party on Saturday, May 9<sup>th</sup> which is paid for from the pool profits and are a service to all residents. The pool will be closing in September. This date is driven by the availability of lifeguards who are all back in school by that month.

Sharon discussed that the Board will continue the sale of limited use passes which cost \$60 and entitle up to four people up to five visits each year. This is a good investment for families that are frequently out of town during the summer months.

Sharon added that pool memberships will be sought in early-March 2009 with packets being mailed out and access to the membership forms on [www.jcoanews.com](http://www.jcoanews.com) at that time. The cost will be \$495 for both resident and non-resident with no initiation fee. A copy of the pool rules and regulations is also posted on the web page.

Sharon stated that the annual yard sale will again be sponsored by the Swim Team and will be held on March 7th. Steps will be taken to try to alleviate the traffic issues that usually result during that event. The swim team-sponsored directories will also be available around that date.

### **F. Tennis Courts Management (Tim Punch)**

Tim Punch was unavailable to report on the tennis courts, although no unusual problems have occurred over the past year and it continues to be well-managed.

Kent stated that an improved surveillance system with better cameras will be installed to monitor the area from the activities of neighborhood vandals and a lock box will be installed on the light timer system. Tennis court benches will also be replaced.

### **G. Grounds Keeping (Earl Williams)**

Earl Williams reported that all is going well with landscaping with all islands having undergone a facelift over the past few years. Old fences will be removed and repaired.

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**H. Security and Neighborhood Watch (John McLeod)**

John McLeod discussed the security camera upgrades. He also mentioned that two 14-year old boys were prosecuted on 22 felony counts for many vandalism acts against the golf course and the subdivision including scratching car surfaces and graffiti on the golf course. They spent a week at Youth Detention Camp and their parents had to pay \$40,000 in restitution.

John also invited anyone interested to volunteer in the Jones Creek community watch program.

**I. JCOA-Sponsored Events in 2009 (Sandy Terronez)**

Sandy Terronez reported on the success of the Breakfast with Santa and New Year's Eve Party. This year's events will be kicked off with an Easter Egg Hunt on Sunday, March 29, 2009 from 2-4 pm, before Master's Week. Other events will be announced during the year, which may include a luau in the summer.

Sandy encouraged everyone to submit new ideas for her committee to consider implementing.

**J. Welcoming (Sandy Leonard)**

Sandy Leonard reported on the Welcoming Committee which continues its work on providing welcome packets and information to all new JCOA residents. Sandy thanked Susie Gilbreath, Nancy Sickafoose, Dick Smith, and Harry Pund for their assistance with the committee. Sandy mentioned that the annual October Newcomer's Party was a success.

Sandy introduced Heide who spoke about the welcoming baskets that are given out to each new Jones Creek resident. Heide designed the basket and its contents.

**VII. OTHER BUSINESS**

**A. Rezoning Updates (Kent Gilbreath)**

Kent reported on one rezoning matter about a proposed assisted care home in the 20 acres behind the Fury's Ferry Road fire station in which the developer dropped the project at the last minute. It is possible that this was forced by current economic conditions. The Food Lion that is being built at the corner of Fury's Ferry Road and Evans-to-Locks Road is a 36,500 square foot version that meets the Growth Management Plan specifications. The farm across from Jones Creek's Fury's Ferry Road entrance applied for rezoning to sell organic products, but was denied a license to do so.

**B. Jones Creek Drive Speed Humps (Kent Gilbreath)**

Kent Gilbreath indicated that the County-Department of Transportation issue regarding the paving of Jones Creek Drive has been resolved and the speed humps will be reinstalled in early March, 2009.

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**C. Other Matters from the Floor (All)**

A homeowner asked the Pool Committee to look into setting a lower fee for pool membership to families without children. Sharon Burr indicated the committee would consider the merits of this concept.

Another homeowner asked how many lots there were in Jones Creek and was told it was 562. One lot was lost in 2007 due to a combination of two lots.

Another homeowner asked if a curfew could be imposed on this year's McKinnes' Branch Halloween Party.

Another homeowner asked if residents with dogs would clean up after the animals while they were walking them. The Board indicated that this would be hard to enforce.

**VIII. ADJOURNMENT**

Since all matters in the agenda were appropriately addressed, a motion to adjourn was MSV at 8:35 p.m.

The following are attached to these minutes:

1. Attachment I: Minutes of the February 21, 2008 Annual Meeting.
2. Attachment II: 2009 General Fund Budget.
3. Attachment III: 2009 Pool Budget.

Respectfully Submitted,

*Carl A. Mazzola*

Carl Mazzola  
JCOA Board Secretary

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**Attachment I**

The 23<sup>rd</sup> Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on February 21, 2008.

**JCOA Board Members Present (12)**

**Kent Gilbreath (President)**  
**Jim Pawlak (Vice-President)**  
**Carl Mazzola (Secretary)**  
**Heather Burns (Welcoming Committee)**  
**Sharon Burr (Pool Committee)**  
**Arch Carter (Architectural Control Committee)**  
**Ron Gadapee (Covenants Committee)**  
**Sandy Leonard (At-Large Member)**  
**John McLeod (Security Committee)**  
**Tim Punch (Tennis Committee)**  
**Harry Pund (Willow Lake Board Liaison)**  
**Dick Smith (Magruder Landing Board Liaison)**

**JCOA Board Members Absent (3)**

**Trudie Gill-Keenly (Treasurer)**  
**Sandy Terronez (Events Committee)**  
**Earl Williams (Landscaping Committee)**

**Guests (3)**

**Owners of the Jones Creek Golf Club (3)**

**JCOA Residents (31)**

**I. CALL TO ORDER AND INTRODUCTIONS (Kent Gilbreath)**

**Call to Order:** Kent Gilbreath, JCOA Board President, welcomed everyone and called the meeting to order at 7:32 p.m. 12 Board members and 31 homeowners were in attendance which met the requirements of a quorum.

**Board Member Introductions:** Kent introduced the 12 Board members that were in attendance and what their functions are. Trudie Gill-Keenly was unable to make the meeting since she was recovering from a broken rib, Sandy Terronez had another commitment to attend to, and Earl Williams had the flu.

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**Jones Creek Golf Course Owners Introductions:** Kent introduced the three new golf course owners (i.e., Merle, Casey, and Danny) who hosted the meeting. They briefing addressed the residents explained the purpose of the Chapter 11 filing last month. They indicted that the filing was a legal shield from the previous owners and that the golf course and clubhouse is doing very well and is solvent. They should be out of Chapter 11 in a couple of weeks.

The restaurant menu is to undergo changes which will introduce new meal options to the residents, golfers, and general public in the near future.

**II. SECRETARY'S REPORT/APPROVAL OF MEETING MINUTES (Carl Mazzola)**

Carl Mazzola, JCOA Board Secretary, passed out the minutes from the February 6, 2007 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.

**III. TREASURER'S REPORT (Trudie Gill-Keenly)**

Jim Pawlak presented the Treasurer's Report for Trudie Gill-Keenly and discussed related financial matters. Jim presented a review of the 2007 financial elements by category and showed that the JCOA continues to be in good financial shape. The CY07 expenses included the completion of every major capital project throughout the subdivision, which were accomplished under budget.

Jim then presented the proposed General Budget for 2008 and elaborated on various line items and how the budget was constructed. The additional revenues provided by the modest dues increase of several years ago will provide only \$15,000 for several new capital projects in 2008 since landscaping costs have increased. No major work has yet been identified for the 2008 projects, so Kent invited the residents to submit projects for the Board's consideration. The proposed 2008 General Budget is presented as Attachment II. Jim stated that 338 families had paid their 2008 dues so far which is ahead of last year's pace.

Jim also presented the proposed 2008 Pool Budget and elaborated on various line items, how the budget was constructed, and how it is independent of the General Budget. The proposed 2008 Pool Budget is presented as Attachment III. Jim indicated that the pool financials for 2007 showed a modest profit due to increased membership from 171 to 196.

There was some brief discussion on whether the pool budget was truly independent of the general budget. Although there are some shared expenses, there are also some shared revenues which essentially result in a wash. Kent mentioned that the Board addressed this matter in its November, 2007 meeting and will keep monitoring this on an annual basis.

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**IV. NOMINATING COMMITTEE (Carl Mazzola)**

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

1. Jim Pawlak for a new 2-year term as Vice-President was presented for consideration;
2. Trudie Gill-Keenly for a new 2-year term as Treasurer was presented for consideration;
3. Sandy Leonard for a new 2-year term as an At-Large member was presented for consideration;
4. John McLeod for a new 2-year term as the Security Committee Chairperson was presented for consideration;
5. Arch Carter for a new 2-year term as the Architectural Control Committee Chairperson was presented for consideration;
6. Sandy Terronez for a new 2-year term as the Events Committee Chairperson was presented for consideration;
7. Tim Punch for a new 2-year term as the Tennis Committee Chairperson was presented for consideration; and,
8. Nancy Sickafoose was presented for consideration for a second At-Large member.

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 made from the floor.

All of the Nominating Committee recommendations were ratified by the JCOA members in attendance by both acclamation and applause. Kent congratulated Nancy Sickafoose as the newest board member, and there were no outgoing board members. Board members, not up for consideration this year, will be up for consideration in 2009, with the exception of the Magruder Landing and Willow Lake representatives. One of the At-Large positions will also have to be considered in 2009 to keep the 2-year cycle in balance.

Kent encouraged all meeting attendees to assist the Board in its work and mentioned that it would really help the Board and its workload for other JCOA residents to step up and fill out the standing committees; as well as to volunteer for special projects. Dick Smith noted that over the past six years he has been serving, that the residents who attend the Annual Meeting consistently failed to volunteer for any Board positions, so any discussions about Board dynasty are without merit.

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**V. OLD BUSINESS**

Carl Mazzola indicated that there were no old business items that remained from the February 6, 2007 Annual Meeting.

**VI. NEW BUSINESS**

**A. President's Report (Kent Gilbreath)**

3. **Review of 2007 and Ongoing Projects:** Kent discussed the project successes of 2007. One project, the installation of security cameras, is not enjoying the level of success expected. The cameras at the entrances are not providing the needed resolution of car license plates to provide the Sheriff with enough evidence to prosecute vandals, thieves, and others with 2-digit IQs that are challenged by law and order. The Board is working with the contractor to study different locations to resolve this shortcoming.
4. **2008 Potential Projects:** Kent encouraged the homeowners to contact the Board with ideas for capital improvements for 2008, as there is additional discretionary money available for worthy projects.
5. **New Initiatives:** Kent reported on various initiatives that the Board plans to address in 2008. These included the construction of speed humps on Jones Creek Drive and Hammonds Ferry Road. He explained that the speed humps are based on safety considerations raised by County traffic monitoring data. The County now installs speed humps if there is documented evidenced that there is excessive speed on its roads. Carl Mazzola added that in the January 2008 Scorecard, he excerpted quotes from County Commissioner Chairman Ron Cross and Sheriff Clay Whittle that supported all aspects of speed humps and the additional safety it contributes to the county. Jim Pawlak, who is monitoring the progress of this effort, mentioned that the six Jones Creek Drive and 19 Hammonds Ferry Road speed humps should be constructed by the County within 3-4 weeks. The six on Jones Creek Drive will be located in their previous locations and a study will ensue whether additional speed humps would be required on this road.

**B. JCOA Website (Carl Mazzola)**

Carl discussed the [www.jcoanews.com](http://www.jcoanews.com) website which is used by many homeowners and congratulated Trudie for improving the web page content and also gave thanks to Arch Carter for his idea of posting the Scorecard on the website; saving more than \$1200 printing costs per year and an enormous amount of work for the 19 Area Representatives and Carl regarding its delivery to 562 households. Carl encouraged all homeowners to take advantage of the large amount of useful information that the Board posts on this web page. The pool membership form will also be placed on the website.

A homeowner suggested that Carl develop an e-mail list and send out an e-mail when the next Scorecard is ready with a link to the website page. Carl stated that this was a good idea and that he would look into it.

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### C. Architectural Control (Arch Carter)

Arch Carter discussed his role and the functions of the Architectural Control Committee (ACC). He mentioned that his work overlaps that of other committees (e.g., covenants, landscaping) and expressed satisfaction that most ACC requests followed the appropriate protocols. He encouraged everyone to continue to follow the correct methods and that most of the information needed can be found on the web page.

### D. Covenants Enforcement (Ron Gadapee)

Ron Gadapee was introduced as the Covenants Chairman and indicated that there was no special issues with covenant enforcement which exist at the present time.

### E. Pool Management (Sharon Burr)

Sharon Burr reported on the management of the swimming pool. She articulated that 2007 was a successful year with an increase in membership from 171 to 196, in part as a result of the restructured dues. The JCOA Board plans to continue with the same pool dues structure in 2008. The ratio of homeowners to outside residents remains at approximately 50%-50%. Additional improvements were made to the pool and its infrastructure in 2007 which included the replacement of three 3-hp pumps with one 10-hp pump and associated piping to meet new County water quality standards. Sharon emphasized that the pool budget is paid for by pool members only and that no general funds are used for its upkeep. Taxes and insurance costs within the General Fund are essentially offset by revenues that the pool brings in which go to the General Fund. The pool was acquired at no cost in 1999 and has so far been a sustainable venture.

Sharon mentioned that all residents are encouraged to attend the Opening Day party on Saturday, May 10<sup>th</sup>. Additional parties will be held around the Labor Day holiday. These parties are paid for from the pool profits and are a service to all residents. The pool will be closing after Labor Day weekend except it will remain open on weekends for three additional weekends. Sharon stated that the Friday night hours will continue to be extended during the summertime to 10 pm since this has continued to receive a favorable response by the pool members.

Sharon discussed the limited use passes which cost \$50 and entitle up to four people up to five visits each year. This is a good investment for families that are frequently out of town during the summer months.

Sharon indicated that Blue Water Management Incorporated was again selected to manage the Jones Creek pool again in 2008 at a slightly higher price, mainly driven by the increase in minimum wage. Sharon added that pool memberships will be sought in late-February 2008 with packets being mailed out. The cost will be \$495 for both resident and non-resident with no initiation fee.

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Sharon stated that the annual yard sale will again be sponsored by the Swim Team and will be held on March 1<sup>st</sup>. Steps will be taken to try to alleviate the traffic issues that usually result during that event. The swim team-sponsored directories will also be available around that date.

Lastly, Sharon opined that the vote on combining the pool into the dues structure; thereby increasing the dues for all residents by \$125-175, was presently 83 yes, 204 no and 81 no vote.

### **F. Tennis Courts Management (Tim Punch)**

Tim Punch reported that the tennis courts have had no unusual problems over the past year and continue to be well-managed. The resurfacing of last year is holding up well.

### **G. Grounds Keeping (Earl Williams)**

Earl Williams was unable to attend due to a bout with the flu.

Kent reported for him and mentioned that the contract with one of our maintenance subcontractors was terminated 60-days before it expired (i.e., December 31, 2007) due to performance reasons. A new contractor, David Poteet, the Magruder Landing Contractor, was selected for the January 1, 2008 through December 31, 2010 period at a price of \$44,000/year to do all of the interior landscaping work. Jack Blue, Environmental Plantings, will continue to work the entrances and will assist in the oversight of the new interior contractor and provide consulting services.

### **H. Security and Neighborhood Watch (John McLeod)**

John McLeod stated that the block captains deserve a lot of credit for keeping the neighborhood safe, as the program is working. He told all homeowners that if they see a crime being committed, to immediately call the Sheriff's office, and to also call the block captain, or himself. Six sheriff patrolmen work the subdivision, as well as four plainclothesmen, occasionally seen on the golf course.

### **I. JCOA-Sponsored Events in 2008 (Sandy Terronez)**

Sandy Terronez was unavailable to report on this year's events which will be similar to last year's event. Kent stated that the next event will be an Easter Egg Hunt on Saturday, March 22, 2008, well before Master's Week.

### **J. Welcoming (Heather Burns)**

Heather Burns had no report on the Welcoming Committee which continues its work on providing welcome packets and information to all new JCOA residents. The annual Newcomer's Party was a success.

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**VII. OTHER BUSINESS**

**A. Rezoning Updates (Kent Gilbreath)**

Kent reported on one rezoning matter about a proposed assisted care home in the 20 acres behind the Fury's Ferry Road fire station. He assured everyone that the Board would monitor this closely and intervene at future Columbia County Zoning Commission meetings, as appropriate. It would be an agenda item for the next Board meeting.

**B. Jones Creek Drive Resurfacing (Arch Carter)**

Arch Carter discussed the significant work that he had to invest into the resolution of the paving of Jones Creek Drive, which was done by the same contractor that paved Fury's Ferry Road. Jones Creek Drive now has 7 and ½" of asphalt, which rivals the depth of asphalt on the NC-74 stretch of road from Wilmington to I-95. All paving and civil engineering errors have been ameliorated due to his persistent efforts with the County and the Georgia Department of Transportation.

**C. Other Matters from the Floor**

A homeowner expressed continued concern about the home on Hammond's Ferry Road near the Fury's Ferry Road entrance that is still under construction. Kent assured her that the Board is taking whatever steps it can to abate the situation.

**VIII. ADJOURNMENT**

Since all matters in the agenda were appropriately addressed, a motion to adjourn was MSV at 9:01 p.m.

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

4. Attachment I: Minutes of the February 6, 2007 Annual Meeting.
5. Attachment II: 2008 General Fund Budget.
6. Attachment III: 2008 Pool Budget.

Respectfully Submitted,

*Carl A. Mazzola*

Carl Mazzola  
JCOA Board Secretary

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**Attachment II**

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