

JONES CREEK OWNERS ASSOCIATION (JCOA) ANNUAL MEETING
Jones Creek Golf Club Clubhouse, February 6, 2007

The 22nd Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on February 6, 2007.

JCOA Board Members Present (12)

Kent Gilbreath (President)
Carl Mazzola (Secretary);
Trudie Gill-Keenly (Treasurer);
Arch Carter (Architectural Control Committee);
Sharon Burr (Pool Committee);
Ron Gadapee (Covenants Committee);
Sandy Leonard (At-Large Member)
Tim Punch (Tennis Committee);
Harry Pund (Willow Lake Liaison);
Dick Smith (Magruder Landing Liaison); and,
Sandy Terronez (Events Committee);
Earl Williams (Landscaping Committee)

JCOA Board Members Absent (3)

Jim Pawlak (Vice-President);
Heather Burns (Welcoming Committee)
John McLeod (Security Committee);

Guests (2)

John Graham (Adopt-A-Stream)
Douglas Massey (Scout)

JCOA Residents (29)

I. CALL TO ORDER AND INTRODUCTION OF BOARD MEMBERS (Kent Gilbreath)

Kent Gilbreath, JCOA President, welcomed everyone and called the meeting to order at 7:06 p.m. 46 homeowners were in attendance which met the requirements of a quorum.

Kent introduced the 12 Board members in attendance. Jim Pawlak was unable to make the meeting since he was on a business trip to El Paso, TX, Heather Burns had another commitment to attend to, and John McLeod had a medical issue with his teeth.

Kent indicated that Cheryl Davison has left the Board and will be moving to Canton, OH on February 28, 2007. Kent commended Cheryl on her 6 years of service to JCOA. Sharon Burr, who is replacing Cheryl on the Board, has purchased a plaque as a symbol of appreciation from the Board to Cheryl.

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

Carl Mazzola, JCOA Board Secretary, passed out the minutes from the February 7, 2006 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)

Trudie Gill-Keenly presented the Treasurer's Report and discussed related financial matters. Trudie presented a review of the 2006 financial elements by category and showed that JCOA continues to be in good financial shape. The CY06 expenses did not include any major capital projects outside of the resurfacing of the tennis courts.

Trudie then presented the proposed General Budget for 2007 and elaborated on various line items and how the budget was constructed. The additional revenues provided by the modest dues increase will provide \$33,000 for several new capital projects in 2007 inclusive of a security system, cipher locks on the tennis courts, and various landscaping improvements. The proposed 2007 General Budget is presented as Attachment II.

Trudie also presented the proposed 2007 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 2007 Pool Budget is presented as Attachment III. Trudie indicated that the pool financials for 2006 showed a small profit due to increased membership.

IV. NOMINATING COMMITTEE (Carl Mazzola)

Carl discussed the work of the nominating committee and presented the following for ratification and 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;
3. Sandy Terronez for a new 2-year term as an Recreation Committee Chairperson was presented for consideration;
4. Heather Burns for a new 2-year term as the Welcoming Committee Chairperson was presented for consideration;
5. Earl Williams for a new 2-year term as the Landscaping Committee Chairperson was presented for consideration; and,
6. Sharon Burr for a new 2-year term as the Pool Committee Chairperson was presented for ratification.

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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. Kent congratulated Sharon Burr as a new board member, and there were no outgoing board members. Board members, not up for consideration this year, will be up for consideration in 2008, with the exception of the Magruder Landing and Willow Lake representatives.

Kent encouraged all meeting attendees to assist the Board in its work and indicated that Nancy Sickafoose, McKinnes' Branch, has volunteered to help out with the Welcoming Committee. Kent 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 7, 2006 Annual Meeting.

VI. NEW BUSINESS

A. President's Report (Kent Gilbreath)

- 1. Review of 2006 and Ongoing Projects:** Kent discussed the project successes of 2006. These included the resurfacing of the tennis court in United States Tennis Association (USTA) colors, upgrading the landscaping at the Evans-to-Locks entrance and some of the islands, and several improvements to the pool. Kent apologized for the mailman who took about 150 of the 560 January 2007 scorecards out of mailboxes after the area representatives delivered them. Although these were recovered and subsequently redelivered, Kent brought additional copies of the Scorecard with him for those who did not get one. Kent complimented the work of Trudie in that 100% of dues and liens were collected in 2006, but mentioned that one JCOA individual still owes several years of back taxes. Kent also mentioned that the speeds humps on Jones Creek Drive have accomplished what they were intended to do as traffic moves at a much slower and less dangerous pace. Lastly, Kent stated that ten diseased trees were removed last year and that more will be taken down this year.
- 2. 2007 Potential Projects:** Kent encouraged the homeowners to contact the Board with ideas for capital improvements for 2007. He indicated that additional landscaping, the security system, and tennis court cipher locks are on tap for 2007, but that there is additional discretionary money available for worthy projects. There was much discussion on the security system including concerns for liability, personal privacy and implementation methodologies. Kent indicated that the Board will take these concerns into consideration as it moves forward with this important project.

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3. **New Initiatives:** Kent reported on various initiatives that the Board plans to address in 2007. These included installation of cipher locks at the tennis courts, a new security monitoring system, full implementation of the block captain program, and the construction of speed humps on Hammonds Ferry Road which has reached the County speed testing phase.
4. **Jones Creek Golf Course:** Kent stated that the golf course is doing very well with 280 of the 320 memberships filled. He emphasized that due to the desirable location of Jones Creek in Columbia County that the remaining memberships will likely to be filled soon. Thus, the Golf Course is solvent and the risk of another golf course ownership failure, which has happened on several past occasions, is small.

B. Architectural Control (Arch Carter)

Arch discussed his role and the functions of the ACC. He mentioned that his work overlaps that of other committees (e.g., covenants, landscaping).

Arch expressed satisfaction that most ACC requests followed the appropriate protocols and encouraged everyone to continue to do so.

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.

D. Pool Management and Membership (Sharon Burr)

Sharon Burr reported on the management of the swimming pool. Sharon articulated that 2006 was a successful year with an increase in membership to 171, in part as a result of the restructured dues. The JCOA Board plans to continue with the same dues structure in 2007. A homeowner asked what the ratio of homeowners to outside residents was relative to the pool members to which Sharon responded that it was about a 50-50 breakdown. Additional improvements were made to the pool and its infrastructure in 2006 which included a new gas grill. Sharon emphasized that the pool budget is paid for by pool members only and that no general funds are used for its upkeep. This is the way it has been done since the pool was acquired at no cost in 1999.

Sharon mentioned that all residents are invited to come to the Opening Day party on Saturday, May 12th. Additional parties will be held around the Independence Day holiday and 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. Sharon stated that the Friday night hours will continue to be extended during the summertime to 10 pm since this has received a favorable response by the pool members.

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Although no capital improvements are planned for 2007, Sharon cautioned that eventually the 10-year old pool will need resurfacing and that will cost around \$50,000. That is the main reason why the pool keeps its reserve.

Sharon indicated that Bluewater Pools, through a competitive proposal process involving five vendors, was again selected to manage the Jones Creek pool again in 2007 at a similar price.

Sharon indicated that pool memberships will be sought in March 2007. Early applications were made possible by including the application forms in the January 2007 Scorecard.

Lastly, Sharon stated that the annual yard sale will again be sponsored by the Swim Team and will be held on March 10th. Steps will be taken to try to alleviate the traffic issues that usually result during that event.

E. Tennis Court Management (Tim Punch)

Tim Punch reported that the tennis courts were well-managed and that many more residents continued to use the courts each year. Due to increased occupancy, vandalism was down from 2005. The biggest vandalism concern is the damage that could result from paintballs, as a chemical reaction with the paint leaves pock marks.

Tim stated that the only capital project for 2007 is to install cipher locks to keep non-JCOA residents from using the courts and thus denying the use to residents. A calling post message will be issued once the locks are installed to provide the combination to all JCOA residents.

F. Grounds Keeping (Earl Williams)

New grounds keeping projects for 2007 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.

Earl mentioned that Columbia County has the repaving of Jones Creek Drive on its 2007 docket.

G. 2006 JCOA-Sponsored Events (Sandy Terronez)

Sandy Terronez reported that in 2006, JCOA sponsored an Easter egg hunt, swim pool parties on Opening Day (2nd Saturday in May), around the Independence Day holiday, and Labor Day holiday, a November fall festival event, and a New Year's Eve party. These same events are planned for 2007 and will be overseen by her committee.

Sandy emphasized that the Easter egg hunt will be earlier this year since Masters-week falls on Easter Sunday. Additional pizza parties, luaus, pig frys, and picnics are also planned, as well as newcomer parties will also be organized.

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H. Website (Trudie Gill-Keenly)

Trudie discussed the www.jcoanews.com website which is used by many homeowners. Trudie reviewed the web page content and encouraged all homeowners to take advantage of the large amount of useful information that the Board posts on this web page.

Carl asked the meeting participants if they used the web page, and a majority raised their hands.

VII. OTHER BUSINESS

A. Rezoning Updates (Kent Gilbreath)

Kent reported on rezoning matters over the past year and how they affected JCOA. The 2005 Growth Management Plan (GMP) designated the Evans-to-Locks Road-Fury's Ferry Road node as a Level 3, which passed in January 2007. Per the Plan, the future development should be on the order of that at Hilton Head Island, SC and Lake Oconee, GA. Kent credited Jones Creek resident, Jeri Whitworth, with a yeoman's job on development of the GMP and its subsequent implementation. Kent emphasized that Jeri has been working in the trenches to ensure that the rights of JCOA homeowners were protected from builders that are only interested in maximizing their investment profits, sometimes at the long-term expense of the nearby neighborhoods.

Kent reported that the Sonic Drive-in has abandoned its plans to build a store on the Evans-to-Locks triangle on the corner of Fury's Ferry Road. Instead they will locate nearby the Bi-Lo Shopping Center on Fury's Ferry Road.

Kent also shared that a developer has purchased 19 acres behind the fire station and there may be future zoning activity on its development. There was even discussion about moving the fire station, but that did not gain much traction. Kent assured everyone that the Board would monitor this closely and intervene at future Columbia County Zoning Commission meetings, as appropriate.

B. Street Captains for Neighborhood Watch (Kent Gilbreath)

Kent described the developing neighborhood watch program that John McLeod is organizing and overseeing and showed a map of potential block captains. He appealed for additional volunteers to fulfill the needed number of block captains.

C. Adopt-A-Stream (John Graham)

John Graham made a power point presentation on the Adopt-A-Stream Program with the assistance of Douglas Massey. Dr. Graham showed that bacterial and fecal coliform levels in nearby streams, which he monitored, were at very high levels and were likely caused by fertilizer runoff and animal waste disposal mismanagement. He focused on how to overcome these issues, inclusive of installation of property barriers and terracing on properties whose storm water may empty into nearby streams.

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Several residents met with John afterwards to determine how they can support this worthy program.

D. Other Matters from the Floor

Several residents discussed whether there are any County plans for widening Evans-to-Locks Road to 4 lanes and whether there are also any plans for the installation of a traffic light at the corner of Jones Creek Drive and Evans-to-Locks Road. Kent indicated that neither project is planned.

Kent mentioned that each traffic light commissioned by the county may cost up to \$1,000,000, inclusive of the traffic studies that need to be performed to determine appropriate red-green timing durations, and other factors.

VIII. ADJOURNMENT

Since all matters in the agenda were appropriately addressed, a motion to adjourn was MSV at 8:53 p.m.

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

1. Attachment I: Minutes of the February 7, 2006 Annual Meeting;
2. Attachment II: 2007 General Fund Budget; and,
3. Attachment III: 2007 Pool Budget.

Respectfully Submitted,

Carl A. Mazzola

Carl Mazzola
Secretary