

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 08-03; March 16, 2008 @ 1400**

The JCOA Board held the **first** meeting since the February 21, 2008 Annual Homeowners meeting. It was also the **second** meeting in the Year 2008.

Board Members Present (9)

- **Kent Gilbreath** (President)
- **Trudie Gill-Keenly** (Treasurer)
- **Sharon Burr** (Pool Committee)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large Member)
- **Jim Pawlak** (Vice-President)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (7)

- **Carl Mazzola** (Secretary)
- **Heather Burns** (Welcoming Committee)
- **John McLeod** (Security)
- **Tim Punch** (Tennis Committee)
- **Harry Pund** (Willow Lake)
- **Dick Smith** (MaGruders Landing)
- **Nancy Sickafoose** (At-Large Member)

Guests (4)

- **Jeri Whitworth** (Jones Creek resident)
- **Scott Miller** (Smith Packett; Vice-President of Development)
- **Steve Collins** (Blanchard and Calhoun Commercial Real Estate)
- **David Rivers** (Blanchard and Calhoun Commercial Real Estate)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at the home of Sharon Burr at **2:05 p.m.** Kent noted that a quorum was present.
2. The February 21, 2008 annual meeting minutes were reviewed with two amendments being made: (1) Page 3 under IV. Nominating Committee, item 6, should be deleted as Sandy Terronez was voted into her present term last year; and, (2) Page 6 under Grounds Keeping, the new contractor's first name is Andrew not David. The revised annual meeting minutes will be presented for approval at next annual JCOA meeting.
3. Trudie Gill-Keenly presented the Treasurer's report. The JCOA General and Pool Income and Expense statements from January 1, 2008 – March 16, 2008 are attached to these minutes. Trudie noted that only 7 people had not yet paid their homeowner's dues and 4 homeowners had paid at the \$350 rate (during March 2008).

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4. Kent introduced our guests. Jones Creek resident Jeri Whitworth had been invited to attend due to her involvement and work with the rezoning of properties in Columbia County. Blanchard and Calhoun commercial realtors and Mr. Scott Miller of Smith Packett had asked to discuss plans for developing the acreage off of Evans-to-Locks Road and Fury's Ferry Road presently owned by Dr. Davison. Mr. Miller presented plans for a graduated living development and he and the realtors answered several questions asked by the Board members. The developers indicated that the next step would be to request rezoning of the aforementioned property from C1 to PUD. No action is needed at this time. The Blanchard and Calhoun realtors to keep the JCOA Board apprised of future actions related to this property.
5. Earl Williams reported that the Landscape Contract Subcommittee selected the Magruder Landing contractor, Envirosource (i.e., Andrew Poteet) bid at \$3,700/month, and will accept direction from Jack Blue who will be paid \$150/month for this interface. **ACTION 07-20 is closed.**
6. At an earlier meeting, there was discussion of possibly integrating the pool operation and expenses into one general fund should a decision be made to include the pool in the homeowner dues structure (i.e., pool for all initiative). It was estimated that it may cost each resident \$125-175 per year in additional dues, even with the additional 61 Willow Lake II families. This question was sent out with the dues on January 7, 2008 with a yes/no choice on combining the pool into the dues. The results so far are 92 yes, 247 no and 184 no votes. Based on this result, the Board decided that the pool for all initiative should no longer be considered. Trudie will file the final votes and a summary of such in the guardhouse. **ACTION 07-22 is closed.**
7. Jim Pawlak reported that the County is waiting on reflecting tape to come in before they can install the speed humps on Jones Creek Drive and Hammonds Ferry Road. Several Board members stated that they have witnessed cars not stopping at the three-way stop at Jones Creek Road and Michaels Creek Drive. **ACTION 07-25: Jim Pawlak to monitor progress of Jones Creek Drive and Hammonds Ferry Road speed hump placement.**
8. At earlier meetings it was indicated that some complaints from residents whose property abut the 708 Fosters Court property were received by the Magruder Landing Board. The owner is following the guidance that the Board gave him last spring, as the shadow box fence is within specifications and the work on the recreation room which has been started is reasonable. Arch Carter was to write a letter to the owner forwarding the complaints. No discussion at this meeting. **ACTION 07-31: Arch Carter to write letter to 708 Fosters Court resident regarding complaints of adjacent neighbors.**
9. At an earlier meeting, Earl Williams mentioned that John Grantham reported that tree roots were erupting at the end of the tennis courts. Tim Punch was not available to report on his investigation. No discussion at this meeting. **ACTION 07-35: Tim Punch to investigate tree root eruption at end of tennis courts.**

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10. Sandy Terronez discussed the planning for the Easter Egg hunt which is scheduled for Saturday, March 22, 2008 from 10:00 to 11:00 a.m. Ron Gadapee and his granddaughter had volunteered to help, but Sandy still needed three more volunteers. Earl Williams and Sharon Burr volunteered to help from 9:00 to 11:00 a.m. Kent will send out a calling post to residents regarding this activity. **ACTION 08-01 is closed.**
11. At an earlier meeting, John McLeod discussed the need to improve our security system, indicating he spoke with Derek Colligan after conferring with Charles Huggins, JCOA Counsel. The security camera vendor will be told to demonstrate that the equipment meet its claims or will be asked to remove it and refund its costs. Ron indicated that we can prevail in small claims court as the system could be characterized as an extravagant claim. Kent discussed that there has been no progress yet with the security camera issue. **ACTION 08-02: John McLeod to discuss solution to security camera issue with vendor.**
12. At an earlier meeting, Carl Mazzola shared information from a news article where an unlicensed golf cart driver was given a citation for driving the cart on a county road. John McLeod will investigate the particulars about unlicensed driver citations with the Sheriff's Department. No discussion at this meeting. **ACTION 08-03: John McLeod to discuss unlicensed driver citations with the Sheriff's Department.**
13. Kent Gilbreath stated that the poor condition of the mailboxes and mail box posts had been brought to his attention. After some discussion, it was determined that Kent would address this in a calling post and also in an article in the May 2008 Scorecard. Arch Carter stated that the third full week in May is U.S. Mailbox week and this would be an opportune time to address this issue. **ACTION 08-04: Kent Gilbreath to address mailbox issue.**
14. Earl Williams reported that the composite sign on Hammonds Ferry Road at the entrance to the clubhouse needs to be redone as it is missing several sections. In addition, the Cloisters road sign would also need to be added. Earl will obtain a price and bring this back to the Board. Earl also mentioned that the split rail fencing at the entrances is in need of repair. Earl and Ron Gadapee are to evaluate their condition to see exactly what would need to be done to repair. Arch Carter objected to spending money on split rail fencing as those type fences aren't allowed elsewhere in the neighborhood. **ACTION 08-05: Earl Williams to price replacement signs and fencing.**
15. Kent Gilbreath addressed the unfinished house located at 4148 Hammonds Ferry Road, which has been under construction for over a year with little progress being made. Kent will discuss this issue with the attorney, Charles Huggins, regarding any official action the Board may need to take. Jeri Whitworth recommended that we need to take pictures with dates and times to record present and future progress of the construction site. **ACTION 08-06: Kent Gilbreath to discuss 4148 Hammonds Ferry Road construction project with attorney.**
16. Jim Pawlak commented that the Columbia County Sheriff's office has sent out a calling post regarding a March 16, 2008 safety evaluation in our neighborhood in response to the increase in burglaries in several Columbia County neighborhoods.

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17. Sandy Terronez requested that someone from the Board contact the County in reference to changing the speed limit on Fury's Ferry Road to 45 mph rather than 55 mph.
18. Earl Williams stated that there are approximately eight Indian hawthorn shrubs that need to be replaced on the islands on Jones Creek Drive, and informed the Board that the Magruder Landing planting responsibilities will now be taken over by the JCOA-contracted landscaper, as the Magruder Landing residents that were doing this no longer want to do so. Earl also reported Ramsey Court had received approval for resurfacing. He reminded the Board members that residents need to be persistent in their calls to Columbia County Road and Bridges Department and Georgia Department of Transportation if they want their roads approved for resurfacing.
19. Sharon Burr reported that the pool will officially open on May 10, 2008 with a welcome back party sponsored by the JCOA Board from noon until 2:00 p.m. Hotdogs and hamburgers will be provided by the Board.
20. Sharon Burr also indicated that pool membership letters, flyers and postcards have been mailed. Several projects (i.e., new doors to pump room; new fans in bathrooms; painting; etc.) are under way and should be finished before the pool officially opens.
21. A motion to adjourn was moved, seconded and voted at **4:00 p.m.**
22. The next Board meeting has not yet been scheduled.

Respectfully Submitted,

Carl A. Mazzola

Secretary

8 OPEN ACTION ITEMS

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| 07-25 | Jim Pawlak to monitor progress of Jones Creek Drive and Hammonds Ferry Road speed hump placement |
| 07-31 | Arch Carter to write letter to 708 Fosters Court resident regarding complaints of adjacent neighbors |
| 07-35 | Tim Punch to investigate tree root eruption at end of tennis courts |
| 08-02 | John McLeod to discuss solution to security camera issue with vendor |
| 08-03 | John McLeod to discuss unlicensed driver citations with the Sheriff's Department |
| 08-04 | Kent Gilbreath to address mailbox issue |
| 08-05 | Earl Williams to price replacement signs and fencing |
| 08-06 | Kent Gilbreath to discuss 4148 Hammonds Ferry Road construction project with attorney |