

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 07-03; May 12, 2007 @ 1400**

The JCOA Board held the **second** meeting since the February 6, 2007 Annual Homeowners meeting. It was also the **third** meeting in the Year 2007.

Board Members Present (9)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice President)
- **Carl Mazzola** (Secretary)
- **Sharon Burr** (Pool Committee)
- **John McLeod** (Neighborhood Watch Committee)
- **Harry Pund** (Willow Lake Representative)
- **Dick Smith** (Magruder Landing Representative)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (6)

- **Trudie Gill-Keenly** (Treasurer)
- **Heather Burns** (Welcoming Committee)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large)
- **Tim Punch** (Tennis Committee)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA Board President, called the meeting to order, which was held at the Jones Creek pool, at **2:00 p.m.** Kent noted that a quorum was present and indicated that all Board business can now be conducted.
2. A motion was made and seconded to approve the minutes from the April 22, 2007 JCOA Board Meeting. The minutes were unanimously approved.
3. Trudie Gill-Keenly was not available to present the Treasurer Reports for the General Fund and Pool Fund and to discuss related financial matters.
4. At earlier meetings, Carl Mazzola mentioned that the area across the street from the Magruder Landing entrance is an eyesore and needs weeding. Earl Williams hired Claude Spires who successfully completed this clean-up task. **ACTION 06-09 is closed.**
5. At earlier meetings, several letters that documented JCOA Board decisions on various covenant violations by the 708 Fosters Court property owners were discussed. Kent indicated that Mr. Talukdar is fully complying with the Board request and the stockade fence has been removed. This action will be closed, presuming no new issues arise in the final implementation. **ACTION 06-11 is closed.**

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6. Jim Pawlak reported on the Hammonds Ferry Road speed hump project. The county has performed traffic tests and has determined that over a 24-hour period more than 85% of greater than 251 cars exceeded the 25 mph speed limit. This automatically qualifies the road for speed hump installation without the need to obtain signatures of the affected residents. This is based on the County's recognition of a clear and present safety hazard to the residents. On June 26, 2007, a proposal to install 20 speed humps on Hammonds Ferry Road will go to the Planning & Engineering Services Committee for likely passage and then on to the Commissioners for approval in early July. Roads and Bridges will do the installation in the late-summer. Jones Creek Drive will be repaved around that time. The existing speed humps will be broken down and then reinstalled after the repaving. Jim will continue to oversee this activity. **ACTION 06-20: Jim Pawlak to oversee Hammond's Ferry speed hump effort.**
7. At an earlier meeting, Trudie requested Board approval to hire a company to perform the annual review of Treasurer's books. The Board approved an amount not to exceed \$600 to have this audit-like procedure performed. No further discussion at this meeting. **ACTION 07-04: Hire a company to review 2006 Treasurer bookkeeping.**
8. Kent discussed the 2007 dues collection status. Four families have not yet paid their dues: (1) Haskell; (2) Hodge (639 McKinnes property); (3) Karp; and (4) Samadi (empty home) and follow-up is proceeding. **ACTION 07-08: Trudie and Heather to follow up dues collection.**
9. At the last meeting, Carl Mazzola indicated that he will be sending out a call for information on the next Scorecard on April 23, 2007 with a target print date of May 15, 2007. Based on input from Arch Carter, it was unanimously decided to place the Scorecard on the web page and issue an All-Call to the homeowners to let them know that it will no longer be printed. The all-call will instruct everyone that does not have web page access to call Carl Mazzola so he can develop a limited list of people that he will have a special printing and delivery for. This will save the Board more than \$1,500 printing costs per year and save Carl and the 19 Area Representatives much time with the delivery. It will also minimize the impact of the aggressive mailman who confiscated the January 2007 Scorecards. **ACTION 07-09: Carl to develop May 2007 Scorecard.**
10. At an earlier meeting, Arch opined that his neighbor has been accumulating trash in his yard which is violating the covenants. Ron will speak to that individual about mitigation steps to come into compliance. No further discussion at this meeting. **ACTION 07-10: Ron to discuss trash in yard covenant violation.**
11. At an earlier meeting, Trudie and other Board members expressed mild dissatisfaction with the 2006 Jones Creek Directory effort. Although an attractively done document, it lacked sufficient quality control in its preparation which caused some difficulties with dues collection. Instead of a \$600 payment, the Board voted to pay only \$500 for a sub-standard product and request a meeting with Swim Team President Yolanda Leahy to discuss this further. There will likely be a clause on appropriate quality assurance in the next contract with the Swim Team leadership. No further discussion at this meeting. **ACTION 07-11: Meet with Swim Team to discuss quality assurance practices of Jones Creek Directory.**

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12. At an earlier meeting, Carl Mazzola mentioned that he had 3 young intruders on his property last night at 9:15 p.m. who ran off when discovered and left in a white van. In addition, Heather stated that she saw a black truck riding on the 11th-hole golf cart path about an hour earlier. John McLeod will work with Roger Guerrero, our security camera technician, to watch the film at the Fury's Ferry Road and Evans-to-Locks Road entrances and forward the results to the Sheriff's office. John McLeod indicated a white van was seen leaving Jones Creek around that time but the Sheriff claims it is not the same van. John will continue to work with the Sheriff on this case. **ACTION 07-12: John to work with Sheriff.**
13. Sharon Burr gave the pool report. Memberships total 140 plus a few extra at today's pool party, which is the same pace as last year. The swim team has 109 swimmers. Therefore, it appears that the pool will earn enough finances to sustain itself. The work by Blue Water on attempting the meet the more stringent County water flow turnaround standards for pools was reasonably successful as the rate increased to 310 gallons per minute (gpm) where 325 gpm is required. The County inspection occurred the first week in May, and the pool effort was deemed sufficient with the County grandfathering the pool relative to the new regulations. Umbrellas and a base were replaced at a cost of under \$1,000. The opening day pool party was successful. The pool will be closed at 4 pm on Tuesday, June 4, 2007 to accommodate the swim team. Pool members will be informed in time to change their plans and a notice will be placed on the bulletin board. Sharon emphasized that it is new policy for all pool users to sign in before they swim to meet insurance liability considerations. **ACTION 07-13 is closed.**
14. At an earlier meeting, Kent stated that he and Earl Williams met again with the interior landscape contractor, H.E.L.P., since the mulch and pine straw work was still inadequate. It was decided that monthly meetings with this contractor to review performance was necessary to implement. Earl has initiated these monthly meetings. **ACTION 07-14 is closed.**
15. At an earlier meeting, there was much discussion on the recent letter from Aces, the preferred JCOA waste management contractor, and its sudden decision to not renew its agreement with the JCOA Board. Aces reduced its pickup frequency from twice per week to once per week although if residents purchase their own trash can, the trash volume pickup will be unaffected. The Board expressed its dissatisfaction with this vendor and initiated steps to obtain an arrangement with another waste management service provider. Kent discussed a package with Augusta Disposal, who will commit to 2 pick-ups per week at \$57 per quarter; which is commensurate with the expired Aces agreement. The Board unanimously agreed to enter into a preferred provider agreement with Augusta Disposal and Kent will follow-up. **ACTION 07-15: Kent to finalize preferred provider agreement with Augusta Disposal regarding JCOA resident trash pick-up.**

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16. At an earlier meeting, the Board discussed the status of the 2007 projects. The cipher locks and security system costs were \$9,500, leaving \$23,500 for remaining 2007 projects. Suggested projects were: (1) Adjust tennis court backboard to rebound better (\$400-500); (2) Repair of deepest interior Magruder Landing island; (3) Repair of walkway from Golf Course parking lot to McKinnes Branch entrance; (4) Heritage Ridge entrance touch-up; (5) Planting zoysia grass on the three Jones Creek Drive islands; (6) Willow Lake maintenance; and, (7) Repainting of Evans-to-Locks entrance Jones Creek sign. Some of these projects will be funded by our maintenance account. Of these possibilities, the Board unanimously voted to partially fund the Magruder landing proposal in the amount of \$3,000, which was acceptable to Magruder Representative, Dick Smith. Arch will contact the Petersberg Tennis Club contractor, Tim Hiebert, about the tennis court backboard. Bids will be sought for the walkway repair. No further discussion at this meeting. **ACTION 07-16: Implement 2007 Projects.**
17. Sharon discussed an incident that occurred at the pool party where a resident used offensive language and insulted Heather, who works for Bluewater. The Board unanimously voted to suspend his membership for a year. **ACTION 07-17: Suspend pool membership of individual using offensive language to Bluewater employee.**
18. Sandy Terronez discussed future events that she is organizing which includes a luau in July, the newcomers party in September, the fall festival the first weekend in November and a New Year's Eve party.
19. A motion to adjourn was moved, seconded and voted at **3:10 p.m.**
20. The next Board meeting will on **July 15, 2007** at a time and location to be determined.

Respectfully Submitted,

Carl A. Mazzola

Secretary

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10 OPEN ACTION ITEMS

2006 Action Items (1)

06-20 Jim Pawlak to oversee Hammond's Ferry speed hump effort

2007 Action Items (9)

07-04 Hire a company to review 2006 Treasurer bookkeeping

07-08 Trudie and Heather to follow up dues collection

07-09 Carl to develop May 2007 Scorecard

07-10 Ron to discuss trash in yard covenant violation

07-11 Meet with Swim Team to discuss quality assurance practices of Jones Creek Directory

07-12 John to work with Sheriff

07-15 Kent to finalize preferred provider agreement with Augusta Disposal regarding JCOA resident trash pick-up

07-16 Implement 2007 Projects

07-17 Suspend pool membership of individual using offensive language to Bluewater employee