

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 08-04; May 18, 2008 @ 1400**

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

Board Members Present (10)

- **Kent Gilbreath** (President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large Member)
- **John McLeod** (Security)
- **Nancy Sickafoose** (At-Large Member)
- **Dick Smith** (MaGruders Landing)
- **Earl Williams** (Landscape Committee)

Board Members Absent (6)

- **Jim Pawlak** (Vice-President)
- **Heather Burns** (Welcoming Committee)
- **Sharon Burr** (Pool Committee)
- **Tim Punch** (Tennis Committee)
- **Harry Pund** (Willow Lake)
- **Sandy Terronez** (Recreation Committee)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at the home of Trudie Gill-Keenly at **2:00 p.m.** Kent noted that a quorum was present and that Board business could be conducted.
2. The March 16, 2008 meeting minutes were reviewed. A motion was made by Arch Carter and seconded by John McLeod to accept the minutes as presented. The motion passed unanimously.
3. Trudie Gill-Keenly presented the Treasurer's report. The JCOA General and Pool Income and Expense statements from January 1, 2008 – May 18, 2008 were reviewed. Kent Gilbreath stated that Sharon Burr indicated that there are 130 pool memberships so far and the pool finances are healthy. Trudie Gill-Keenly also noted that only 3 out of 538 homeowners had not yet paid their dues. These families were noted in the Treasurer's article in the May 2008 Scorecard.
4. Kent Gilbreath noted that there is approximately \$15,000 available for projects in 2008 and mentioned that the small amount of funding available for projects reflects increased maintenance costs. The Board may have to consider another dues increase at the end of the year in order to ensure that there are sufficient funds for emergency expenses.

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5. Trudie Gill-Keenly indicated that the results of the voting have been completed regarding the initiative of combining the pool with the homeowner dues. The results concluded that a large majority of the homeowners did not favor the proposal. A letter from the Bravo family was read by Kent Gilbreath that endorsed this initiative.
6. Jim Pawlak was unable to update the County projects regarding the repaving of Jones Creek Drive and the placement of speed humps on both Jones Creek Drive and Hammonds Ferry Road. Arch reported that until the Georgia DOT and County resolve a dispute relative to acceptable completion of the Jones Creek Drive paving which is holding up the payment of the Contractor, Reeves Construction, they cannot install the speed humps on Jones Creek Drive. The third and correct type of speed humps has been installed on Hammonds Ferry Road and that part of this action item is complete. **ACTION 07-25: Arch Carter to monitor progress of Jones Creek Drive DOT-County dispute and speed hump installation.**
7. 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 in March 2007, as the shadow box fence is within specifications and the work on the recreation room which has been started is reasonable. Carl Mazzola will check progress and determine if Board guidance has been followed to completion of the project. **ACTION 07-31: Carl Mazzola to check progress of 708 Fosters Court home modifications.**
8. 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. **ACTION 07-35: Tim Punch to investigate tree root eruption at end of tennis courts.**
9. At an earlier meeting, John McLeod discussed the need to improve our security system, indicating he spoke with the individual who sold us the system, after conferring with Charles Huggins, JCOA Counsel. The security camera vendor has not been able to satisfactorily demonstrate that the equipment meets its claims and Charles Huggins will ask the vendor to remove the system and refund the \$7,000 cost. Kent will look at the contract to determine the vendor's total liability. **ACTION 08-02: Charles Huggins to contact security camera vendor for refund.**
10. 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 discussed the particulars about unlicensed driver citations with the Sheriff's Department and the sheriff has begun to issue warnings to unlicensed golf cart drivers. **ACTION 08-03 is closed.**
11. At an earlier meeting, 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. This action has been completed. Arch Carter will lead a mailbox review committee to determine which mailboxes still need repair. **ACTION 08-04: Arch Carter to lead mailbox review committee.**

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12. At an earlier meeting, 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 and evaluated their condition to see exactly what would need to be done. **ACTION 08-05 is closed.**
13. At an earlier meeting, Kent Gilbreath addressed Brenda Johnson's unfinished house located at 4148 Hammonds Ferry Road, which has been under construction for over a year with little progress being made. Kent discussed this issue with Charles Huggins, regarding any official action the Board may need to take. One possible course of action is to institute a fee schedule (e.g., \$100/month fine) as an abatement measure. **ACTION 08-06: Kent Gilbreath to work with Charles Huggins regarding abatement measures on 4148 Hammonds Ferry Road construction project.**
14. There was much discussion on managing the \$15,000 project funds and the only project at this time is to repair the rotted doors and broken masonry of the guardhouse, to which the Board approved a not-to-exceed amount of \$2,500 to complete. **ACTION 08-07: Earl Williams to manage guard house repair project.**
15. Earl Williams discussed landscaping and maintenance projects. He will develop a list of deteriorated stop sign posts and investigate costs for Board consideration at the next meeting. **ACTION 08-08: Earl Williams to investigate costs for stop sign replacement.**
16. Kent Gilbreath mentioned that the Golf Course ownership issued is finally resolved with the prior owners installing a management team that will run the golf course until there is a new buyer. The new buyer plans to close on the sale of the course within 90 days. The Copes, who purchased the course in October 2007, and then filed for bankruptcy protection in January before closing on the course, have been indicted by the Security and Exchange Commission as of May 1, 2008. The JCOA Board has had no involvement with the Cope family while they were managing the Jones Creek Golf Course and Charles Huggins will ensure that there is no liability to the homeowners association relative to the legal problems the Copes are experiencing. **ACTION 08-09: Charles Huggins to ensure no liability to JCOA from Cope indictment.**
17. Several Board members mentioned that Heather Burns has been too busy to fulfill her Welcoming Committee duties since last fall and that Sandy Leonard and Nancy Sickafoose have had to spot cover this important function. This is also the third consecutive Board meeting that Heather has been unable to attend. Sandy Leonard and Nancy Sickafoose will visit new residents who have yet to be welcomed. **ACTION 08-10: Sandy Leonard and Nancy Sickafoose to welcome new residents.**
18. Kent mentioned that Jeri Whitworth is monitoring the latest Fury's Ferry Road-Evans-to-Locks Road shopping center initiative to ensure that the principles outlined in the 2005 Growth Management Plan (GMP) are adhered to by the developers. Vic Mills, the developer, is attempting to get approvals without drawings, elevations and renderings, which will make it impossible to determine if the GMP protocols are met. **ACTION 08-11: Jeri Whitworth to monitor latest Fury's Ferry Road-Evans-to-Locks Road shopping center initiative.**

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19. Ron Gadapee reported on covenant violations and enforcements measures that he is attempting to implement. The Cope home on 3949 Hammond's Ferry Road needs to have a junk car and truck moved and Ron will write them a letter asking them to comply with the covenants. Ron plans to develop a procedure for this process so that a consistent policy can be enforced. **ACTION 08-12: Ron Gadapee to develop covenants enforcement procedure.**
20. Kent reviewed the Smithfield Creek property construction issue where erosion and sedimentation control measures, required by the Clean Water Act, are not being followed by the builder. Arch Carter has been active in keeping the Georgia of Department of Environmental Protection informed.
21. Nancy Sickafoose recommended that the JCOA landscapers use drought-resistant plantings. Earl Williams mentioned that most plantings are annuals and that the extra cost for drought-resistant plantings does not appear to be merited.
22. Dick Smith mentioned that Tom Bonner was elected as the new Magruder Landing Home Owners Association president. Kent will invite him to the next JCOA Board meeting.
23. Kent applauded the tireless efforts of past-Board member Jeri Whitworth and will consider her for the next vacancy or when a vacancy comes up at the 2009 Annual Meeting.
24. A motion to adjourn was moved, seconded and voted at **4:01 p.m.**
25. The next Board meeting has not yet been scheduled.

Respectfully Submitted,

Carl A. Mazzola

Secretary

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12 OPEN ACTION ITEMS

- 07-25 Arch Carter to monitor progress of Jones Creek Drive DOT-County dispute and speed hump installation**
- 07-31 Carl Mazzola to check progress of 708 Fosters Court home modifications**
- 07-35 Tim Punch to investigate tree root eruption at end of tennis courts**
- 08-02 Charles Huggins to contact security camera vendor for refund**
- 08-04 Arch Carter to lead mailbox review committee**
- 08-06 Kent Gilbreath to work with Charles Huggins regarding abatement measures on 4148 Hammonds Ferry Road construction project**
- 08-07 Earl Williams to manage guard house repair project**
- 08-08 Earl Williams to investigate costs for stop sign replacement**
- 08-09 Charles Huggins to ensure no liability to JCOA from Cope indictment**
- 08-10 Sandy Leonard and Nancy Sickafoose to welcome new residents**
- 08-11 Jeri Whitworth to monitor latest Fury's Ferry Road-Evans-to-Locks Road shopping center initiative**
- 08-12 Ron Gadapee to develop covenants enforcement procedure**