

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 08-05; June 22, 2008 @ 1400**

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

**Board Members Present (11)**

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Sandy Leonard** (At-Large Member)
- **John McLeod** (Security)
- **Harry Pund** (Willow Lake)
- **Nancy Sickafoose** (At-Large Member)
- **Dick Smith** (MaGruders Landing)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

**Board Members Absent (5)**

- **Heather Burns** (Welcoming Committee)
- **Sharon Burr** (Pool Committee)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Tim Punch** (Tennis Committee)

**Guests (3)**

- **Tom Bonner** (Magruder Landing President)
- **Joy Fiske** (ADT)
- **Ray Mundy** (Jones Creek Golf Club)

**Minutes**

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at the Jones Creek Golf Club Clubhouse at **2:05 p.m.** Kent noted that a quorum was present and that Board business could be conducted.
2. The May 18, 2008 meeting minutes were reviewed. A motion was made by Jim and seconded by Dick 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 – June 22, 2008 were reviewed.
4. Trudie also noted that only 2 out of 538 homeowners (i.e., Hodge, Samadi) had not yet paid their dues. Liens will be filed shortly on these properties.
5. Kent indicated that both of the accounts looked healthy and that there are 173 pool memberships so far, which is down only 10 from last year. The pool has to repair two broken filters at a cost of \$800, but otherwise will have no additional unexpected expenses.

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6. At an earlier meeting, Jim Pawlak updated the County projects regarding the repaving of Jones Creek Drive and the placement of speed humps. Arch also 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. Jim mentioned that three of the Hammonds Ferry Road cul-de-sacs were paved. **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. No discussion at this meeting. **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. No discussion at this meeting. **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 and Charles Huggins will ask the vendor to remove the system and refund the \$7,000 cost. John McLeod introduced Joy Fiske who conducted an audit of our security system. She mentioned that our digital recorders were good. However, they are only capable of identifying a person walking by, but do not have sufficient resolution to identify a tag number which would be needed for prosecutorial purposes. She recommended a vari-focal lens upgrade to zoom in and determine license plate numbers. She also noted that the Evans-to-Locks Road camera attracts spiders and that the power supply was not working properly; recommending surge protectors to prevent outages from natural phenomena such as lightning. Joy will provide a report of the audit to the Board within 24-48 hours. Carl Mazzola moved and Dick seconded a motion to hire Joy, as an individual consultant, for \$100 per month which would be offset by no longer having to pay maintenance support to the original vendor. The motion was passed unanimously. The earlier action to contact security camera vendor for a refund was mooted based on the improvements suggested by Joy and the services she would supply instead of the vendor, whom the Board will no longer associate with. **ACTION 08-02 is closed.**
10. 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. No additional discussion at this meeting. **ACTION 08-04: Arch Carter to lead mailbox review committee.**

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11. At an earlier meeting, Kent Gilbreath addressed the 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, and one possible course of action is to institute a fee schedule (e.g., \$100/month fine) as an abatement measure. Since that meeting, Kent has met with Darren Johnson in early June 2008, and requested that he be presented a completion schedule. A letter from Charles Huggins will be sent to request strict adherence to this schedule. **ACTION 08-06: Kent Gilbreath to work with Charles Huggins regarding abatement measures on 4148 Hammonds Ferry Road construction project.**
12. There was additional 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.**
13. At an earlier meeting, 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. No additional discussion at this meeting. **ACTION 08-08: Earl Williams to investigate costs for stop sign replacement.**
14. At an earlier meeting, Kent Gilbreath mentioned that the Golf Course ownership issued is finally resolved with the prior owners installing a management team on March 18, 2008 that will run the golf course until there is a new buyer. Charles Huggins assured Kent that there is no liability to the homeowners association relative to the legal problems the Cope family is experiencing, since the Board never had any authority over any of their affairs. Rick Mundy, one of the new buyers, reported to the Board and indicated that they are in final due diligence checks towards the purchase. Ray was an original employee of the Jones Creek Golf Club in December 1985 and plans to retire in Augusta. He mentioned that since the March 18, 2008 eviction of the Cope family, there has been a discovery of a large number of issues the course needed resolved to be brought back to a playable condition. Rapid fixes were made to meet commitments during Masters' week and many of the remaining repairs are either ongoing or completed. Ray indicated that the new owners plan to make this a long-term investment and the academy will be part of the purchase. There was much discussion on various synergies between JCOA and JCGC that could be pursued, including future articles in the Scorecard. Ray provided his cell phone number to the Board so that we could assist him with the identification of thugs and other like-minded individuals with 2-digit IQs, who steal golf carts and damage the course. **ACTION 08-09 is closed.**
15. Carl Mazzola mentioned that Heather Burns has missed her fourth consecutive Board meeting, and that three consecutive absences require dismissal per the bylaws. The Board unanimously voted to uphold the bylaw provision on her dismissal without prejudice. Jim will prepare the dismissal letter, which will be effective June 22, 2008. Sandy Leonard and Nancy Sickafoose will temporarily take over Heather's duties until a new Welcoming Committee chairperson can be found. **ACTION 08-10: Sandy Leonard and Nancy Sickafoose to welcome new residents.**

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16. At an earlier meeting, 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. No additional discussion at this meeting. **ACTION 08-11: Jeri Whitworth to monitor latest Fury's Ferry Road-Evans-to-Locks Road shopping center initiative.**
17. At an earlier meeting, 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. No additional discussion at this meeting. **ACTION 08-12: Ron Gadapee to develop covenants enforcement procedure.**
18. Sandy Leonard expressed her concern with emerging traffic issues at the Fury's Ferry entrance and the difficulty in entering and exiting the subdivision at high traffic periods. Sandy will e-mail Ron Thigpen, Columbia County traffic and request a study to determine if a traffic signal is merited. **ACTION 08-13: Sandy Leonard to contact Ron Thigpen relative to traffic light study at Fury's Ferry Road entrance.**
19. Trudie mentioned that Lois Hutko, long-time JCOA resident and realtor, called her on May 19, 2008 asking whether she could post the Jones Creek homes she is marketing on the web site. It was determined to move forward with this at the cost to the realtor of \$40 per month which is in line with the cost for Scorecard advertising. In addition, other realtors will be contacted to provide them with the same opportunity. **ACTION 08-14: Trudie Gill-Keenly to work with local realtors relative to posting Jones Creek homes for sale on the web site.**
20. Kent mentioned that Charles Huggins is writing a letter to the Chance family regarding the intermittent covenant violations with regard to their boat. **ACTION 08-15: Charles Huggins to write letter to Chance family regarding their repeated covenant violation.**
21. Kent wanted to know the status of an unlicensed vehicle on Heritage Ridge. John McLeod is following up.
22. A motion to adjourn was moved, seconded and voted at **4:00 p.m.**
23. The next Board meeting has not yet been scheduled.

Respectfully Submitted,

*Carl A. Mazzola*

Secretary

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**13 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**
- 08-04 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**
- 08-10 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**
- 08-13 Sandy Leonard to contact Ron Thigpen relative to traffic light study at Fury's Ferry Road entrance**
- 08-14 Trudie Gill-Keenly to work with local realtors relative to posting Jones Creek homes for sale on the web site**
- 08-15 Charles Huggins to write letter to Chance family regarding their repeated covenant violation**