

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 07-04; July 15, 2007 @ 1400**

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

Board Members Present (11)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Sharon Burr** (Pool Committee)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large)
- **John McLeod** (Neighborhood Watch Committee)
- **Tim Punch** (Tennis Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (4)

- **Heather Burns** (Welcoming Committee)
- **Harry Pund** (Willow Lake Representative)
- **Dick Smith** (Magruder Landing Representative)
- **Sandy Terronez** (Recreation Committee)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA Board President, called the meeting to order which was held at Trudie Gill-Keenly's home, at **2:01 p.m.** Kent noted that a quorum was present and indicated that all Board business can now be conducted.
2. A motion was made by Jim and seconded by Sandy to approve the minutes from the May 12, 2007 JCOA Board Meeting. The minutes were unanimously approved.
3. Trudie Gill-Keenly presented the Treasurer Reports for the General Fund and Pool Fund and discussed related financial matters. Both funds are healthy and sufficient funds are available for projects or unexpected emergency expenses. However, the funds are not quite up to the desired \$50,000 level. Dues collected for 2007 were essentially at budget. See Attachment I which presents the financial reports.
4. Jim Pawlak reported on the repaving and speed hump project. On June 26, a proposal to install 19 speed humps on Hammonds Ferry Road was approved by the Planning & Engineering Services Committee and the Commissioners will likely approve the project on July 17. Roads and Bridges will do the installation as early as late-July. Jones Creek Drive has had its speed bumps removed to prepare for its repaving. The six speed bumps will be reinstalled along with 19 others around Hammonds Ferry Road after the repaving of Jones Creek Drive. Jim will seek to have a seventh speed bump installed in front of his 745 Jones Creek Drive home. **ACTION 06-20 can be closed.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 07-04; July 15, 2007 @ 1400**

5. Trudie presented the results of the annual review of Treasurer's books, which showed good fiduciary management and accountability. Although not a full audit which will cost in the neighborhood of \$3,500, the \$575 effort did show that the books were kept accurately and that Trudie was doing a trustworthy job. Ron suggested that next year we consider a package that trains Board members to become auditors. **ACTION 07-04 can be closed.**
6. Trudie discussed the 2007 dues collection status. Haskell's dues have been collected and only three people have not paid their dues yet. **ACTION 07-08 can be closed.**
7. At an earlier meeting, it was 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 instructed everyone that does not have web page access to call Carl 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. This action was successfully implemented. **ACTION 07-09 can be closed.**
8. At an earlier meeting, Arch opined that his neighbor has been accumulating trash in his yard which is violating the covenants. Ron spoke to that individual about mitigation steps to come into compliance. Ron added that since the last meeting, he has spoken to six separate families that are violating the covenants by having boats in their yards. **ACTION 07-10 can be closed.**
9. At an earlier meeting, Trudie and other Board members expressed mild dissatisfaction with the 2006 Jones Creek Directory effort as it lacked sufficient quality control in its preparation which caused some difficulties with dues collection. 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.**
10. At an earlier meeting, Carl mentioned that he had 3 young intruders on his property on April 21 at 9:15 p.m. who ran off when discovered and left in a white van. John McLeod worked with Roger Guerrero, our security camera technician, and watched the film at the Fury's Ferry Road and Evans-to-Locks Road entrances and sent the results to the Sheriff's office. The Sheriff's investigation proved inconclusive. **ACTION 07-12 can be closed.**
11. At an earlier meeting, there was discussion on the recent letter from Aces, the preferred JCOA waste management contractor, and its decision to not renew its agreement with the JCOA Board. Kent discussed a package with Augusta Disposal, who committed to 2 pick-ups per week at \$57 per quarter; commensurate with the expired Aces agreement. Augusta Disposal will also pick up yard waste once per week and has a recycle service. The Board unanimously agreed to enter into a preferred provider agreement with Augusta Disposal. Kent followed-up and signed the agreement and it has been posted on the web site. **ACTION 07-15 can be closed.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 07-04; July 15, 2007 @ 1400**

12. 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.**
13. At an earlier meeting, Sharon discussed an incident that occurred at the pool party where a resident used offensive language and insulted a Blue Water Pools employee. The Board unanimously voted to suspend his membership for a year, but granted memberships to his wife and child. The individual does not appear to be seeking to have his pool membership restored and has apologized for his actions. Sharon will forward the e-mail apology to the offended party. **AFTER ACTION:** Kent and Sharon reviewed the letter and determined that it was inappropriate for an unconditional apology. Kent has had personal discussions with the individual since the incident and the issue has not been raised. Since the pool year is rapidly coming to a close, this matter need not be addressed unless the issue is raised again. **ACTION 07-17 is closed.**
14. There was much discussion on how to address realtors that place unapproved signs in the subdivision and then complain when they are taken down. Kent indicated that Article VIII Item 25 gives the right to JCOA members to remove signs that violate the covenants. It was unanimously voted to have Arch Carter draft a letter for Kent's signature that will be sent to the major realtors in the area. The letter will inform them of our covenants regarding unapproved realtor signs and encourage them to have their agents comply with the wishes of JCOA. Arch confronted Ron that there was no active covenant enforcement on his (Ron's) part in this area. Ron conceded that he did not feel that he had to address every illegal sign; especially the ones that were there for a short duration (i.e., weekend). Regarding covenant enforcement in general. Ron asked that Board members address future covenant violations through him to follow appropriate protocol in enforcement matters. **ACTION 07-18: Arch to draft a letter to the realtors regarding unapproved signs.**
15. Sharon reported on the pool. 196 families are members with 12 of them on the Board. This compares well with 172 members at the end of last year. Sharon indicated she has not approved several requests for prorated swimming pool dues for families that take summer vacations and miss part of the swim season, indicating that consistent policies always work best. Prorating considerations will be addressed for the 2008 swim season. Sharon shared that Blue Water Pools is doing a poor job with maintaining membership lists which it charges \$8,000 for. We may want to consider outsourcing this work to another contractor or an individual for 2008. Lastly, September 9, 2007 was set as the date of the pool closing party. **ACTION 07-19: Sharon to organize September 9 pool party.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 07-04; July 15, 2007 @ 1400**

AFTER ACTION 07-19: Sharon was unable to get the pool for September 9 due to other parties already scheduled. Closing day party will be Labor Day, September 3, 2007, noon to 2:00 p.m.

16. Earl reported that H.E.L.P. continues to not provide the level of service to meet day-to-day landscaping needs, while Environmental Plantings is doing a very good job. Kent has discussed with Jack Blue about taking over the entire work. The contract with H.E. L.P. expires on February 28, 2008 and there is a 60-day notice clause if we chose to terminate the contract early. A Landscape Contract Subcommittee (Arch, Kent, Earl) was formed to determine a path forward. **ACTION 07-20: Landscape Contract Subcommittee to determine future landscaping contract options.**
17. Tim mentioned that an 8-year old boy is riding a go-cart on Tindall Road. This illegal activity is outside of the Board's purview and the matter will be turned over to the Columbia County sheriff for enforcement. **ACTION 07-21: John to report illegal go-cart riding to the Sheriff.**
18. A motion to adjourn was moved, seconded and voted at **3:45 p.m.**
19. A time and location will be determined for the next Board meeting.

Respectfully Submitted,

Carl A. Mazzola

Secretary

6 OPEN ACTION ITEMS

- | | |
|--------------|--|
| 07-11 | Meet with Swim Team to discuss quality assurance practices of Jones Creek Directory |
| 07-16 | Implement 2007 Projects |
| 07-18 | Arch to draft a letter to the realtors regarding unapproved signs |
| 07-19 | Sharon to organize September 9 pool party |
| 07-20 | Landscape Contract Subcommittee to determine future landscaping contract options |
| 07-21 | John to report illegal go-cart riding to the Sheriff |