

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 08-06; August 16, 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)
- **Sharon Burr** (Pool Committee)
- **John McLeod** (Security)
- **Tim Punch** (Tennis Committee)
- **Harry Pund** (Willow Lake)
- **Dick Smith** (MaGruders Landing)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (4)

- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large Member)
- **Nancy Sickafoose** (At-Large Member)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at the Jones Creek Golf Club Clubhouse at **2:00 p.m.** Kent noted that a quorum was present and that Board business could be conducted.
2. The June 18, 2008 meeting minutes were reviewed and Kent indicated he had minor comments. A motion was made by Tim and seconded by Sharon to accept the minutes with Kent's minor comments included. The motion passed unanimously. Kent will provide these comments to Carl Mazzola so the minutes can be finalized and posted on the web page.
3. Trudie Gill-Keenly presented the Treasurer's reports (see Attachments I and II). The JCOA General and Pool Income and Expense statements from January 1, 2008 – August 15, 2008 were each reviewed. Kent mentioned that maintenance and landscaping budgets may not be reached which would increase the amount of project monies available for 2008. A motion was made by Harry and seconded by Carl to accept the Treasurer's reports as presented.
4. Trudie also noted that only 2 out of 538 homeowners (i.e., Hodge, Samadi) had not yet paid their dues. Liens will soon be filed on these properties after the Board gets input from Charles Huggins on how it should be filed. Prior liens on Hodge properties may not have been filed properly.

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5. Jim Pawlak noted that the Georgia DOT were recently looking at Jones Creek Drive to hopefully resolve a dispute relative to acceptable completion of its paving which is holding up the County installation of the speed humps on Jones Creek Drive. **ACTION 07-25: Jim Pawlak to monitor progress of Jones Creek Drive DOT-County dispute and speed hump installation.**
6. Carl Mazzola met with Baren Talukdar and checked the progress of his home upgrade and was satisfied that Board guidance had been followed. **ACTION 07-31 can be closed.**
7. Tim Punch was not able to confirm the claim that tree roots were erupting at the end of the tennis courts. **ACTION 07-35 can be closed.**
8. At earlier meetings, Arch Carter indicated he would lead a mailbox review committee to determine which mailboxes still need repair. Arch was unavailable to provide any additional discussion at this meeting. **ACTION 08-04: Arch Carter to lead mailbox review committee.**
9. At earlier meetings, Kent Gilbreath addressed the unfinished house located at 4148 Hammonds Ferry Road, which has been under construction for over a year with little progress. Kent discussed this issue with Charles Huggins, and an option of a fee schedule as an abatement measure is still under consideration. A letter from Charles Huggins was sent to request strict adherence to this schedule. Some progress has been made, but it is moving along very slowly. **ACTION 08-06: Kent Gilbreath to work with Charles Huggins regarding abatement measures on 4148 Hammonds Ferry Road construction project.**
10. Earl Williams mentioned that the project to repair the rotted doors and broken masonry of the guardhouse was delayed due to personal issues that the contractor, Kevin Waller, who was already paid for the work, is presently dealing with. Another contractor was hired and successfully completed the work. Earl expressed confidence that once Mr. Waller resolves his personal issues, JCOA will be repaid, based on a good past history with him. **ACTION 08-07: Earl Williams to collect guard house repair payment.**
11. Earl Williams mentioned that the Fosters Court stop sign post has been repaired. **ACTION 08-08 can be closed.**
12. Sandy Leonard and Nancy Sickafoose continue to temporarily take over the Welcoming Committee duties until a new Welcoming Committee chairperson can be found. Sandy Leonard will be asked if she would formally assume the duties of the Welcoming Committee chairperson. **ACTION 08-10: Sandy Leonard and Nancy Sickafoose to welcome new residents.**
13. 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. Kent indicated that there is a meeting on August 21, 2008 to rezone the property from C-1 to PUD for an assisted care facility. Kent will attend the meeting and Jeri will ensure that all GMP architecture is followed in drawings presented. **ACTION 08-11: Jeri Whitworth to monitor latest Fury's Ferry Road-Evans-to-Locks Road shopping center initiative.**

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14. 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.**
15. At an earlier meeting, 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. No additional discussion at this meeting. **ACTION 08-13: Sandy Leonard to contact Ron Thigpen relative to traffic light study at Fury's Ferry Road entrance.**
16. At an earlier meeting, Trudie Gill-Keenly 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. Trudie Gill-Keenly recently telephoned and e-mailed Lois Hutko to get further details of what she had in mind, but these were not returned. It was decided to not implement this suggestion. **ACTION 08-14 can be closed.**
17. At an earlier meeting, 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.**
18. Sharon Burr reported on the 2008 pool season which is quickly coming to end. This year the number of resident members dropped from 193 to 179. By cutting back on some maintenance items and monitoring costs closely, the projected pool budget deficit can be lowered from -\$10,000.00 to less than \$6,000.00. Sharon will also check to see if project for replacement of pump doors can be delayed to 2009 or if we are committed to that for this year.
19. Sharon Burr announced that the Labor Day closing party will held on September 1, 2008. Sharon also indicated that she will keep her position through the 2009 Annual Meeting but does not plan to be re-nominated for another 2-year term. **ACTION 08-16: Kent Gilbreath to look for new Pool Chairperson.**
20. There was a long discussion on our camera security system issues. Joy Fiske's evaluation noted that the cameras are not of the quality to see license plates and she also concluded that the cameras in the tennis court do not work due to poor installation (e.g., underground cable is not of the proper quality). A recovery plan was discussed which included the installation of a trial camera at the Evans-to-Locks Road entrance. John McLeod and other will evaluate the trial demonstration and make a recommendation on its purchase if the trial is successful. **ACTION 08-17: John McLeod to observe new camera trial and make recommendation for purchase and installation.**

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21. Sandy Terronez will be the party coordinator this year, receiving assistance from Sandy Leonard, Nancy Sickafoose, Dick Smith and Harry Pund. This year's Newcomers Party which will be held in mid-October or slightly afterwards. A \$1,000 budget has been approved and the 13 JCOA renters will be invited. All newcomers will get a Jones Creek license plate and a directory. Covenants can be obtained from the web page. **ACTION 08-18: Sandy Leonard to lead Newcomers Party effort.**
22. The directional sign at the corner of Jones Creek Drive and Hammonds Ferry Road needs to be replaced. Earl Williams will look into this. **ACTION 08-19: Earl Williams to look into Jones Creek Drive directional sign replacement.**
23. A motion was provided by Arch Carter, who was unable to be at the meeting, representing his interests and the interests of Dennis Ryan, Ann Starr, Jan Johnson, and Lynda Carter, all representing JCOA USTA league players. The motion requested allowing JCOA residents, who are members of a USTA tennis team, to reserve tennis courts for up to three weeks in advance. The discussion focused on whether JCOA members of a tennis team should have additional privileges and court access over a JCOA resident who is not a member of a team. Currently, no JCOA resident can reserve a court in advance of the weekly posting of the sign-up sheet. This motion is presented as Attachment III. After much discussion the motion was not passed by nine votes against and two votes for with the remainder of the Board members abstaining.
24. Earl Williams reported that the sprinklers around the pool and tennis courts are not working. It was decided to wait until the end of the year until the budget versus expenses is clearer regarding their repair.
25. Dick Smith mentioned that the new Magruder Landing president would like to have Jack Blue manage the landscaping on the front island. Kent indicated that planting will be targeted for spring 2009.
26. Kent Gilbreath indicated he was approached with a proposal to provide a discount to golf course members that have become JCOA pool members. This will be addressed at our next Board meeting.
27. John McLeod mentioned that Columbia County has assigned a neighborhood watch policeman. Recently an unlocked car had prescription drugs and money taken from it. Adherence to the neighborhood watch signs regarding the locking of cars needs to be reinforced.
28. Trudie Gill-Keenly mentioned that she has not received any copies of letters that our attorney has sent on our behalf. Kent will request these letters.
29. Harry Pund stated that the Willow Lake Phase II sign is misleading where it states 64 lots at \$45,000 and up. There has been no new progress on this project and townhouses are still planned.
30. Julius McAnally, a Magruder Landing resident, informed Arch Carter by e-mail that the Columbia County road department plans to resurface the Magruder Landing roads in March or April 2009. Arch forwarded this e-mail to Board for information purposes.
31. A motion to adjourn was moved, seconded and voted at **4:20 p.m.**
32. The next Board meeting has not yet been scheduled.

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Respectfully Submitted,

Carl A. Mazzola

Secretary

Attachments:

- I JCOA Income and Expense Statement
- II JCOA Pool Income and Expense Statement
- III Motion provided by Arch Carter, representing his interests and the interests of Dennis Ryan, Ann Starr, Jan Johnson, and Lynda Carter, all representing JCOA USTA league players, concerning reserving the tennis courts in Jones Creek.

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13 OPEN ACTION ITEMS

- 07-25 Jim Pawlak to monitor progress of Jones Creek Drive DOT-County dispute and speed hump installation**
- 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 collect guard house repair payment**
- 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**
- 08-15 Charles Huggins to write letter to Chance family regarding their repeated covenant violation**
- 08-16 Kent Gilbreath to look for new Pool Chairperson**
- 08-17 John McLeod to observe new camera trial and make recommendation for purchase and installation**
- 08-18 Sandy Leonard to lead Newcomers Party effort**
- 08-19 Earl Williams to look into Jones Creek Drive directional sign replacement**