

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 07-05; September 16, 2007 @ 1400**

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

**Board Members Present (13)**

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Heather Burns** (Welcoming Committee)
- **Sharon Burr** (Pool Committee)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large)
- **John McLeod** (Neighborhood Watch Committee)
- **Harry Pund** (Willow Lake Representative)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

**Board Members Absent (2)**

- **Tim Punch** (Tennis Committee)
- **Dick Smith** (Magruder Landing Representative)

**Guests (1)**

- **Wesley Ott** (Magruder Landing Chairman)

**Minutes**

1. Kent Gilbreath, JCOA Board President, called the meeting to order which was held at Trudie Gill-Keenly's home, 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 by Jim and seconded by John to approve the minutes from the July 15, 2007 JCOA Board Meeting with the following amendments: (1) Item 14, strike the words, "realtors that place"; and, (2) Item 15, change "8000" to "3000". The minutes were unanimously approved, as amended.
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. \$28,114 remains in the 2007 account for new projects.

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 07-05; September 16, 2007 @ 1400**

4. At earlier meetings, 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 2007 dues collection. There will likely be a clause on appropriate quality assurance in the 2008 contract with the Swim Team leadership. Kent and Sharon met with Swim Team President Yolanda Leahy to discuss the issue and set JCOA Board expectations for the 2008 Directory. Discussions are amicable and ongoing. **ACTION 07-11: Kent Gilbreath and Trudie Gill-Keenly to establish quality assurance practices of Jones Creek Directory preparation.**
5. At earlier meetings, the Board discussed the status of the 2007 Jones creek improvement projects. The cipher locks and security system costs were \$9,500, leaving \$23,500 for remaining 2007 projects. Eight of the suggested projects have been completed: (1) Purchase security system; (2) Install cipher locks on tennis courts; (3) Adjust tennis court backboard to rebound better; (4) Repair of deepest interior Magruder Landing island; (5) Planting zoysia grass on the three Jones Creek Drive islands; (6) Willow Lake maintenance; (7) Repainting of Evans-to-Locks entrance Jones Creek sign; (8) and, Improvements to the McKinnes Branch entrance. Some of these projects were funded by our maintenance account. Two suggested projects have not yet been started: 1) Repair of walkway from Golf Course parking lot to McKinnes' Branch entrance; and, (2) Heritage Ridge entrance touch-up. **ACTION 07-16: Implement remaining 2007 Projects.**
6. At a previous meeting there was discussion on how to address realtors that place unapproved signs in the subdivision. Arch Carter drafted a letter for Kent's signature that was sent to the major realtors in the area to inform them of our covenants regarding unapproved realtor signs and encourage them to have their agents comply with the wishes of JCOA. **ACTION 07-18 can be closed.**
7. Sharon reported that the September 3, 2007 pool closing party was a success. **ACTION 07-19 can be closed.**
8. At an earlier meeting, Earl reported that H.E.L.P. continues to be unable provide the level of service necessary to meet day-to-day landscaping needs, while Environmental Plantings (i.e., Jack Blue) continues to meet all expectations. There have been several discussions with Jack Blue about taking over the entire work, as the contract with H.E.L.P. expires on February 28, 2008. It was moved, seconded and unanimously voted to invoke the 60-day notice clause to terminate the H.E.L.P. contract two months early on November 1, 2007; which will terminate it two months early on December 31, 2007. Concurrently, the Landscape Contract Subcommittee (i.e., Arch, Kent, Earl, and Jim) is revising the scope of work of the upcoming 3-year contract rebid for the period January 1, 2008 through December 31, 2010 for the H.E.L.P. scope of work, with consideration of adding the flower bed maintenance line item to the Environmental Plantings work scope. It was also moved, seconded and unanimously voted to enter into negotiations to extend Jack Blue's contract for one year, January 1, 2008 through December 31, 2008, without competition, relative to flower plantings throughout the subdivision. **ACTION 07-20: Landscape Contract Subcommittee to extend Environmental Plantings contract and compete other contract.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 07-05; September 16, 2007 @ 1400**

9. At an earlier meeting, Tim Punch 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 was to be turned over to the Columbia County sheriff for enforcement by John McLeod. A member of the Columbia County Sheriff's department was dispatched by John and visited the parents of the young boy to warn them of this dangerous activity. So far, this has taken care of the issue. **ACTION 07-21 can be closed.**
10. In response to a concern discussed during the Magruder Landing Owners Association annual meeting regarding an ambiguity within the self-sustaining nature of the pool finance structure, Trudie presented a financial analysis. Wesley Ott attended the meeting to represent the Magruder Landing viewpoint. At issue is the general fund line item that shows that 100% of the JCOA insurance and taxes payment are paid out of that fund and that a pro-rated amount should be paid by the pool fund since the pool receives benefit from the insurance and should also be subjected to taxes. Trudie showed that there is also interest income from the pool which goes to the general account, and that amount essentially offsets the insurance and tax amounts. Moreover, the overall difference is so small as it is not substantive enough to be reasonable concern. A motion was made by Kent and seconded by Ron to keep the accounting system intact and to not separate these line items by general fund and pool accounts. The motion also indicated that a re-examination of these amounts during each budget cycle should be undertaken as part of the budget preparation to ensure that a meaningful inequity is not occurring as these line items are subject to several variables. The motion passed 14-1. Wesley Ott indicated that he was satisfied with this evaluation and will inform his Board of the outcome.
11. The discussion of general and pool financial structure led to the consideration of possibly integrating the pool operation and expenses into one general fund should a decision be made to include the pool in the homeowner's dues structure (i.e., pool for all initiative). Arch Carter moved and Sandy Leonard seconded a motion to develop a White Paper to analyze the pros and cons of such a decision. The motion passed 12-1. Should the analysis indicate that we should go forward, a referendum with a yes/no vote at the February 5, 2008 annual meeting; requiring a 2/3 vote to pass would ensue. The Board plans to study this complex issue further and more information will be discussed at a subsequent Board meeting. **ACTION 07-22: Develop White Paper to determine pros and cons of including pool in homeowner's dues structure.**
12. Kent mentioned that the Jones Creek Golf Course has been sold to a group of investors from Arizona, effective October 1, 2007. This is the sixth group that has owned this course since it opened in 1985. The previous owners were still solvent, but were dissatisfied with the financial performance of its investment. No immediate changes to staff are anticipated although it is possible that the new investors may bring in its own management team. Kent plans to meet with the new owners to discuss mutually advantageous initiatives. **ACTION 07-23: Kent Gilbreath to meet with new golf course owners.**
13. Heather Burns stated that all preparations have been made for the annual Newcomers Party to be held at 6 p.m., Thursday, October 4, 2007 at the clubhouse. It will be fully catered with no dessert and will have a cash bar. Both renters and new homeowners that have resided at Jones Creek since October 2006 have been invited as well as all of

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 07-05; September 16, 2007 @ 1400**

the Board members. **ACTION 07-24: Heather Burns to complete preparation for the 2007 Newcomers Party.**

14. Arch Carter provided the Board with a letter from the Georgia Department of Transportation (GDOT) to the Reeves Construction Company, dated August 29, 2007 (see Attachment III). Reeves recently paved Jones Creek Drive and the letter documented a rejection of the work as "the matt is replete with blemishes, segregation, broken rock, ripples and other maladies from one end of the project to the other." Therefore, Reeves will have to repave Jones Creek Drive at its own expense. Arch will monitor the resolution of this issue. Jim Pawlak mentioned that this will hold up the replacement of the six speed humps on Jones Creek Drive and the placement of recently-approved 19 speed humps on Hammonds Ferry Road. In addition, Jim stated that Hammonds Ferry Road is slated for repaving by the County in 2008. **ACTION 07-25: Arch Carter and Jim Pawlak to monitor progress of Jones Creek Drive and Hammonds Ferry Road repaving and speed hump placement.**
15. Ron Gadapee discussed various covenants violations and specific repeated violators. He correctly stated that repeated violators need to be fined or they will continue to ignore the covenants. Kent stated that we do have the right to abate the issue and then pursue compensation through the local court system. Ron will follow-up and determine whether these matters are litigable in small claims court. **ACTION 07-26: Ron Gadapee to research the legal issues associated with mitigating repeatable covenants violations.**
16. Harry Pund provided highlights of the September 11, 2007 Willow Lake Annual Meeting. Willow Lake Phase II has been graded, utilities have been placed and the County has approved the commencement of home building. However, Bruce Lyons has not yet hired a builder to begin work on the 61-unit subdivision and is indefinite on the starting date for this phase of the development. During that meeting, it was questioned whether Willow Lake Phase II should be under the JCOA Covenants. Arch and Kent stated that Willow Lake Phase II is part of the Jones Creek PUD and is therefore under the JCOA covenants as Willow Lake Phase I, Magruder Landing, and the Cloisters. Harry will contact Charles Huggins, JCOA counsel to write a letter to Bruce Lyons' counsel, Ben McElree, stating the legal basis for covenant linkage. **ACTION 07-27: Harry Pund to have Charles Huggins write letter to Willow Lake II developer attorney regarding covenant linkage.**
17. Carl Mazzola mentioned that he had completed much of the September 2007 Scorecard but still needed input from about half of the Board members. The Scorecard will be posted on the website again and 30 copies will be printed for use by the Welcoming Committee, Clubhouse, McKinnes' Branch welcoming committee (Nancy Sickafoose), and to give to people who identified themselves as without an Internet Service Provider (ISP). Kent will issue an All-Call when it is ready and the signs of its availability on the web page will be put out at both entrances. Based on this new system, the Scorecard effort has become a small revenue-generator as ad income outpaces the small printing costs. **ACTION 07-28: Carl Mazzola to develop September 2007 Scorecard.**
18. Sandy Terronez stated that she was well along in planning for the 2007 Fall Festival to be held on Sunday, November 4, 2007 at 2:00 p.m. This year, it will be held at the pool and a lifeguard will be hired. Chili, hamburgers and hotdogs will be provided by JCOA

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 07-05; September 16, 2007 @ 1400**

Board. The costs associated with this change are within budget. **ACTION 07-29: Sandy Terronez to oversee Fall Festival.**

19. Kent stated his concern that the company that was hired to assist us with our new security system has been non-responsive and that the \$100/month fee to provide this service was not bring earned. It was moved, seconded and voted to not pay this fee until the service improved. In addition, steps will be taken to review the tapes internally and terminate the service fee requirement. **ACTION 07-30: Kent Gilbreath to develop strategy for obtaining security service assistance.**
20. Wesley Ott mentioned that the he has received some complaints from residents whose property abut the 708 Fosters Court property. The owner is following the guidance that the Board gave him last spring, as the shadow box fence is within specifications and the work on the recreation room which has been started is reasonable. However, Arch will write a letter to the owner forwarding the complaints. **ACTION 07-31: Arch Carter to write letter to 708 Fosters Court resident regarding complaints of adjacent neighbors.**
21. A motion to adjourn was moved, seconded and voted at **4:29 p.m.**
22. A time and location will be determined for the next Board meeting.

Respectfully Submitted,

*Carl A. Mazzola*

Secretary

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 07-05; September 16, 2007 @ 1400**

**13 OPEN ACTION ITEMS**

- 07-11 Kent Gilbreath and Trudie Gill-Keenly to establish quality assurance practices of Jones Creek Directory preparation**
- 07-16 Implement remaining 2007 Projects**
- 07-20 Landscape Contract Subcommittee to extend Environmental plantings contract and complete other contract.**
- 07-22 Develop White Paper to determine pros and cons of including pool in homeowner's dues structure**
- 07-23 Kent Gilbreath to meet with new golf course owners**
- 07-24 Heather Burns to complete preparation for the 2007 Newcomers Party**
- 07-25 Arch Carter and Jim Pawlak to monitor progress of Jones Creek Drive and Hammonds Ferry Road repaving and speed hump placement**
- 07-26 Ron Gadapee to research the legal issues associated with mitigating repeatable covenants violations**
- 07-27 Harry Pund to have Charles Huggins write letter to Willow Lake II developer attorney regarding covenant linkage**
- 07-28 Carl Mazzola to develop September 2007 Scorecard**
- 07-29 Sandy Terronez to oversee Fall Festival**
- 07-30 Kent Gilbreath to develop strategy for obtaining security service assistance**
- 07-31 Arch Carter to write letter to 708 Fosters Court resident regarding complaints of adjacent neighbors**