

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 06-05; September 17, 2006 @ 1400**

The JCOA Board held the **fifth** meeting since the February 7, 2006 Annual Homeowners meeting. It was also the **sixth** meeting in the Year 2006.

Board Members Present (11)

- **Kent Gilbreath** (President)
- **Trudie Gill-Keenly** (Treasurer)
- **Cheryl Davison** (Pool Committee)
- **Sharon Burr** (Pool Committee)
- **Tim Punch** (Tennis Committee)
- **Harry Pund** (Willow Lake)
- **Dick Smith** (Magruder Landing)
- **Arch Carter** (Architectural Control Committee)
- **Earl Williams** (Landscape Committee)
- **Jim Pawlak** (Vice President)
- **John McLeod** (Neighborhood Watch Committee)
- **Heather Burns** (Welcoming Committee)

Board Members Absent (2)

- **Sandy Leonard** (At-Large)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Terronez** (Recreation Committee)
- **Carl Mazzola** (Secretary)

Guests (9)

- **Brent Johnson** (JCOA resident)
- **Kim Houston** (JCOA resident)
- **Jeff Lunsford** (JCOA resident)
- **Jill McClain** (JCOA resident)
- **Ron Skenes** (JCOA resident)
- **Barry Smith** (JCOA resident)
- **DeRee Smith** (JCOA resident)
- **Barendra Talukdar** (JCOA resident)
- **Geetanjail Talukdar** (JCOA resident)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at his home at **4:07 p.m.** Kent noted that a quorum was not present at that time but asked the McKinnes' Branch residents if they would like to voice their concerns or wait until a quorum arrived. The McKinnes' residents elected to begin their discussion.

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2. Several McKinnes' Branch residents present were not in favor of a playground in McKinnes' Branch. Reasons cited included safety, traffic, liability, potential for vandalism and loitering, cutting of trees, etc. The residents also expressed desire that for any issue affecting a specific section of the neighborhood, which only those residents should be allowed to decide the outcome. Kent Gilbreath requested that residents put all their concerns in writing with the survey. The playground is on hold until results of survey are collated and presented to the Board. Jill McLain requested for Kent to send out a calling post regarding the survey and deadline for completion. Kent agreed to do this. The McKinnes' Branch residents left at this point of the meeting.
3. Kent also suggested that McKinnes' Branch should have one of their residents apply for the open member slot on the JCOA Board. Two of the people present offered to apply for this position. Kent will follow-up.
4. A quorum of Board members was present by this time and Board business could now be conducted. Kent Gilbreath introduced Sharon Burr who will replace Cheryl Davison on the Pool Committee when she leaves.
5. A motion was made to approve the minutes from the August 20, 2006 JCOA Board Meeting with amendments to two items. First item to be amended under 12 is that owner of 708 Foster's Court did have ACC approval for room addition. The second item to be amended is that there are still two non-Board residents who have not paid their annual dues.
6. Trudie Gill-Keenly presented the Treasurer Reports for the General Fund and Pool Fund and discussed related financial matters. Reports are attached as Attachments I and II. Trudie noted that 25 people had to pay late fees in addition to their homeowner's dues which accounted for an additional \$2,410 in the Treasury.
7. Kent Gilbreath showed the modified landscaping plans for the Evans-to-Lock entrance from Jack Blue, Environmental Life Plantings. The Board discussed various types of plants to be used. The bid came in at \$27,480, about 10% above the projected cost of \$24,000. The contract includes repositioning of lights but not their replacement. This company could start work within the next month and payments could be staggered into 2007, if necessary. Kent made a motion to approve the contract and it was seconded by Arch Carter. The vote was unanimously in favor of awarding the contract as presented to Mr. Blue.
8. At earlier meetings, Kent had worked on the licensing agreement with a golf course representative on the use of the Jones Creek logo. Legal counsel representing both entities determined that JCOA is completely covered regarding any liability issue associated with the use of its logo. Kent stated that it would still be prudent to pursue a written licensing agreement and is still in contact with the Golf Course's legal counsel. No further discussion at this meeting. **ACTION ITEM 04-10: Kent Gilbreath to pursue logo licensing agreement with the golf course owners.**
9. At an earlier meeting, Trudie indicated that she had not yet reconciled resident names with Beverley Skwarek who developed the Directory. No further discussion at this meeting. **ACTION ITEM 06-06: Trudie Gill-Keenly to contact Beverley Skwarek to reconcile lists.**

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10. At an earlier meeting, Carl Mazzola mentioned that the area across the street from the Magruder Landing entrance is becoming an eyesore and needs to be weeded. Since the Golf Course owns this property, Kent spoke to the Golf Course representatives to see if they would be willing to work on this. Due to some financial issues in its operations and recent downsizing, the Golf Course indicated this was not a priority for them. Carl asked if JCOA could clean this up instead and Earl Williams will schedule this work. **ACTION 06-09: Earl Williams to arrange to clean up property across from Magruder Landing entrance.**
11. At an earlier meeting, Sandy Leonard reported on the work of the Playground Committee. It was moved, seconded and voted to allot up to \$12,000 for a neighborhood playground and to have the Playground Committee continue to pursue its planning to implement this. Sandy will develop a recommendation after studying all of the input she received further. No discussion at this meeting. **ACTION 06-10: Playground Committee to consider playground location, type of equipment and excess risks.**
12. At an earlier meeting, Kent sent out several letters which covered JCOA Board decisions on the various covenant violations by the owner of the 708 Fosters Court property. At this meeting, Dr. Barendra and Mrs. Geetanjal Talukdar, 708 Fosters Court, were introduced as guests who had requested to meet with the Board. Dr. Talukdar indicated that his front wall has been approved by the County. He also stated that landscaping for the room addition had been done. He clarified that the room addition had received prior approval from the ACC. Kent stated that this was correct and that the August meeting minutes of the JCOA Board meeting would be amended to reflect such. Dr. Talukdar also apologized for not getting approval of his fence before installation. He stated that he was not aware that he needed approval. Dr. Talukdar stated that he would change or remove the fence to follow the guidelines as long as he was not being singled out. Kent Gilbreath stated that all fences being erected since the JCOA Board took over the architectural control review had to meet the same guidelines. He also indicated that any houses not meeting these guidelines could have been approved by the original developer or prior to JCOA overview. Dr. Talukdar cited 4115 Hammond's Ferry Road as having a fence that did not meet guidelines. Kent asked Arch Carter, chair of ACC, to investigate. **ACTION 06-11: Board to oversee work of 708 Foster's Court owner until all is in compliance with covenants.**
13. At an earlier meeting, Harry Pund discussed the work that was being done regarding Phase II of Willow Lake and asked if the Board would object to another ingress road from Fury's Ferry Road into Willow Creek and thus into Jones Creek. Harry Pund stated that Department of Transportation did not agree to the ingress road as there was not enough space for this road/entrance. Charles Huggins, JCOA counsel, assisted Harry in developing the bylaws for Willow Creek Phase II. **ACTION 06-13 is closed.**
14. At an earlier meeting, Cheryl Davison stated that she was uncertain whether the insurance covers the swim team liabilities; especially for members of visiting teams that Jones Creek hosts. Kent Gilbreath will call the insurance company for a clarification and discuss with swim team president, Beverley Skwarek. No discussion at this meeting. **ACTION 06-14: Kent Gilbreath to call insurance company to determine extent of swim team liability.**

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15. At an earlier meeting, Ron suggested that the next Scorecard have an article size limitation of two paragraphs. At that meeting, Trudie indicated that a table of contents should be provided on the first page to encourage more residents to read the Scorecard. John McLeod's name should also be added to the list of Directors, as it was inadvertently omitted. Carl Mazzola indicated these changes will be made and discussed various Board member contributions to the Scorecard which is targeted for delivery on September 13, 2006. All of these actions were implemented in the September 2006 Scorecard.
ACTION 06-15 is closed.
16. At an earlier meeting, Earl Williams oversaw the effort to cut down many diseased trees throughout the subdivision. Earl will have additional diseased trees cut down as they are identified. No further discussion at this meeting. **ACTION 06-16: Earl Williams to oversee diseased tree removal project.**
17. At an earlier meeting, it was determined that more security is needed to deter local teenagers from further damaging the new surface with their bicycles and roller blades. The use of cipher locks was discussed. Tim Punch reported that he was still investigating a lock system for the tennis courts. The receptacle between the two courts has been repaired. Tim will check it out to make sure it is functioning. The light is not under warranty. **ACTION 06-17: Tim Punch to look into cipher lock security measures.**
18. Trudie reported for Heather Burns that the Newcomer's party would be held on September 28 at 6:30 p.m. at the Jones Creek Clubhouse. Heather wanted to know if there was preference on who to cater the dinner. The Board members responded that Heather could make that decision. The cost per dinner will be \$9 per person with dessert included. Board members are to RSVP with Heather. **ACTION 06-18 is closed.**
19. At an earlier meeting, Sandy Terronez discussed the Fall Festival as a substitute for a Halloween Party. It will be held on November 5. Sandy will work on a more detailed proposal for the next Board meeting. No discussion at this meeting. **ACTION 06-19: Sandy Terronez to continue planning for the Fall Festival.**
20. At an earlier meeting, Arch showed the initial work that he had done on the Hammond's Ferry Road speed humps. Dennis Ryan, a Hammond's Ferry Road resident, has received 4 of the 10 required signatures to get the process started. Carl, Sandy Terronez and Heather added their names, and Heather will get the remaining 3 signatures and forward to Jim Pawlak for submission to the County. No discussion at this meeting.
ACTION 06-20: Jim Pawlak to oversee Hammond's Ferry speed hump effort.
21. At an earlier meeting, Ron requested a legal opinion from JCOA counsel Huggins as to whether the JCOA Board has the legal ability to prosecute repeat offenders or whether this is outside of the JCOA Board jurisdiction. Kent will follow-up. No discussion at this meeting. **ACTION 06-21: Kent Gilbreath to ask JCOA counsel to define extent of Board jurisdiction on legal matters.**
22. There were two more items discussed and will be referred to Ron Gadapee for Covenant enforcement action: (1) Brush pile at 731 Jones Creek Drive; and, (2) Continuous placement of a trash can and yard waste container on the curb at 4192 Hannah's Crossing. **ACTION 06-22: Ron Gadapee to follow up on covenant enforcement.**

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23. Cheryl Davison mentioned that the Pool Subcommittee will meet September 27 to review this season. Recommendations for next year along with any proposed projects will be presented at next JCOA Board meeting. **ACTION 06-23: Pool Subcommittee to report to Board on its recommendations.**
24. John McLeod reported that Georgia Power had told him residents should call whenever they see a street light that is out. Kent will include the number for Georgia Power in the calling post message to go out about the survey. **ACTION 06-24: Kent to include Georgia Power number in calling post message.**
25. At an earlier meeting, Kent and Earl met with John Grantham, owner of H.E.L.P., the interior JCOA landscape contractor, and gave him 30 days to improve his work, or face a 60-day dismissal, as stated in the landscaping contract. At this meeting, Earl Williams reported that landscaper has improved quality of work since he and Kent met with him.
26. Earl stated that water usage has been high with one factor being a cracked control valve box on the 2nd island. Earl requested that residents note if they see anyone causing damage to the common areas, and to write down the license tag of the vehicle and call the Sheriff's Department and report any such incidents to Earl.
27. Jim Pawlak discussed several calls that he had received from residents involving stolen items from porches and/or yards and a car parked on the #1 green at night. The Sheriff's Department had been notified of each incident. Kent reminded everyone to also let John McLeod know when there were issues of security occurring in the neighborhood.
28. Jim Pawlak asked whose responsibility it was to repair the fence between Industrial Blvd and the houses on Hannah's Crossing. If the fence is on personal property it would be that of the respective homeowner's. If the fence is on the Golf Course property, it would be their responsibility. The fence is not on JCOA common property.
29. Cheryl Davison reported that the Labor Day Pool Party went well, but attendance was down, and the Pool is in the process of being closed. A new grill was purchased and was used at the Labor Day party. It will be housed inside the pool house during the off season. Final reports have been received from Blue Water. RFP's will go out the first of October with a deadline of Oct. 31. Cheryl asked the Board their opinion of going with a two- or three-year pool maintenance contract as opposed to the present one-year contract. The Board voted unanimously to look into a three year contract open to renew after one year with the second and third year renewable and agreeable by both parties.
30. Arch Carter presented a handout of projects presently under review by the Architectural Control Committee, which is attached as Attachment III.
31. Dick Smith reported that both islands have been completed including the irrigation.
32. A motion to adjourn was moved, seconded and voted at **6:20 p.m.**
33. The next Board meeting will be on **Sunday, November 12, 2006** at a time and location to be determined. There will be no meeting in October, 2006.

Respectfully Submitted,

Carl A. Mazzola

Secretary

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14 OPEN ACTION ITEMS

Number

Discussion

2004 Action Item (1)

04-10 Kent Gilbreath to pursue logo licensing agreement with the golf course owners

2006 Action Items (13)

06-06 Trudie Gill-Keenly to contact Beverley Skwarek to reconcile lists

06-09 Earl Williams to arrange to clean up property across from Magruder Landing entrance

06-10 Playground Committee to consider playground location, type of equipment and excess risks

06-11 Board to oversee work of 708 Foster's Court owner until all is in compliance with covenants

06-14 Kent Gilbreath to call insurance company to determine extent of swim team liability

06-16 Earl Williams to oversee diseased tree removal project

06-17 Tim Punch to look into cipher lock security measures

06-19 Sandy Terronez to continue planning for the Fall Festival

06-20 Jim Pawlak to oversee Hammond's Ferry speed hump effort

06-21 Kent Gilbreath to ask JCOA counsel to define extent of Board jurisdiction on legal matters

06-22 Ron Gadapee to follow up on covenant enforcement

06-23 Pool Subcommittee to report to Board on its recommendations

06-24 Kent to include Georgia Power number in calling post message