

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 08-07; October 26, 2008 @ 1400**

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

Board Members Present (12)

- **Kent Gilbreath** (President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Sharon Burr** (Pool Committee)
- **Arch Carter** (Architectural Control Committee)
- **John McLeod** (Security)
- **Tim Punch** (Tennis Committee)
- **Harry Pund** (Willow Lake)
- **Nancy Sickafoose** (At-Large Member)
- **Dick Smith** (MaGruders Landing)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (3)

- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large Member)
- **Jim Pawlak** (Vice-President)

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 can be conducted.
2. The August 16, 2008 meeting minutes were reviewed and a motion was made by Harry and seconded by Earl to accept them. The motion passed unanimously.
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 – October 25, 2008 were each reviewed. A motion was made by Carl and seconded by John to accept the Treasurer's reports as presented.
4. At previous meetings, Jim Pawlak and Arch Carter noted that the dispute relative to acceptable completion of the DOT paving which is holding up the County installation of the speed humps on Jones Creek Drive has not been resolved. Arch stated that resolution of this matter is not in the near-term and that it may be awhile before the speed humps can be installed. **ACTION 07-25: Jim Pawlak to monitor progress of Jones Creek Drive DOT-County dispute and speed hump installation.**

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5. At earlier meetings, Arch Carter indicated he would lead a mailbox review committee to determine which mailboxes still need repair. Arch stated at this meeting that he was not interested in leading the committee. Instead, a sign will be placed monthly for 3-4 days at both entrances about a mailbox replacement source. **ACTION 08-04 can be closed.**
6. 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. Darren Johnson, the builder has provided a schedule to complete the home and place it on the market by March, 2009 (See Attachment IV). **ACTION 08-06: Arch Carter to oversee 4148 Hammonds Ferry Road construction project.**
7. Regarding the work that Kevin Waller was paid \$800 for but failed to complete due to personal issues, Earl Williams mentioned that once he resolves them, JCOA will be compensated by performance of other work. **ACTION 08-07 can be closed.**
8. Sandy Leonard agreed to become the new Welcoming Committee chairperson when she was called about this by the nominating committee. The nominating committee will also look to fill the at-large position that Sandy Leonard is vacating. Nancy Sickafoose agreed to help Sandy with the Committee work. Heidi Martin is also helping the welcoming effort and requested the purchase of small baskets in the amount of \$100. Since this is within the Welcoming Committee budget, the Board did not have to approve additional funding but agreed that this was a good concept to implement. **ACTION 08-10 is closed.**
9. 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. The new Food Lion will follow those principles. **ACTION 08-11 can be closed.**
10. At an earlier meeting, Ron Gadapee reported on covenant violations and enforcements measures that he is attempting to implement. He 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.**
11. 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.**
12. At an earlier meeting, Sharon Burr announced that she will keep her position through the 2009 Annual Meeting but does not plan to be re-nominated for another 2-year term. Sandy Terronez indicated that Claire Belanger, who is on the swim team board and knowledgeable about pool management matters, is willing to have her name placed in nomination at the February 2009 Annual Meeting. Sharon will follow up with Claire to discuss the duties and responsibilities of the position and will invite Claire to the next Board meeting. **ACTION 08-16: Sharon Burr to meet with Claire Belanger.**

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13. At an earlier meeting, there was a discussion on camera security system issues and a recovery plan which included the installation of a trial camera at the Evans-to-Locks Road entrance. John McLeod, Dick Smith and Harry Pund observed the trial demonstration and made a recommendation to add this camera to the guard house. Based on this recommendation, Kent signed a contract with Joy Fiske, ADT, to implement this at a cost of \$950. The performance of this camera will be reviewed and replacement of other cameras in key locations will be considered. **ACTION 08-17 is closed.**
14. The Newcomers Party was discussed and Sandy Terronez will be the party coordinator this year, receiving assistance from Sandy Leonard, Nancy Sickafoose, Dick Smith and Harry Pund. This year's party which will be held on November 13. A \$1,000 budget has been approved and the JCOA renters will be invited. All newcomers will get a Jones Creek license plate and a directory. **ACTION 08-18: Sandy Leonard to lead Newcomers Party effort.**
15. At an earlier meeting, Earl Williams indicated that the directional sign at the corner of Jones Creek Drive and Hammonds Ferry Road needs to be replaced. It was determined that there wasn't a compelling need to replace this. **ACTION 08-19 is closed.**
16. Kent Gilbreath mentioned that Jim Pawlak will reconstitute his special committee that will be asked to develop a dues restructuring analysis for implementation in 2010. Due to the present national economic issues and the relative health of the JCOA treasury, a dues increase in 2009 will not be necessary. **ACTION 08-20: Jim Pawlak to reconstitute dues restructuring committee for possible 2010 dues increase.**
17. Rick Mundy, one of the new golf course owners briefly addressed the Board and expressed his desire to work with the Board in many ways to seek synergy between the Board and the Golf Course. Kent plans to meet with him on October 28 to map out high-level ideas. The Golf Course will sponsor a welcoming party for all Jones creek residents on November 20. The previous owners have left town. **ACTION 08-21: Kent Gilbreath to meet with new Golf Course owners.**
18. Sandy Terronez will be coordinating the Christmas with Santa and New Year's Eve parties. Sufficient monies have been budgeted, but the Board indicated that if some additional funding is needed, it will be approved. **ACTION 08-22: Sandy Terronez to coordinate Christmas with Santa and New Years Eve party events.**
19. Sharon Burr discussed the proposed 2009 recommendations from the pool subcommittee and also discussed the repairs and projects that would be necessary before the next pool season. She indicated that some of the recommendations were made to increase pool membership without raising the fee schedule.
20. Tim Punch stated that all is going well with the tennis courts and a light needs to be replaced. Fleming Construction will be informed since they are still around doing electrical work at the tennis courts.
21. Harry Pund stated that Willow Lake Phase II is still on hold.
22. Nancy Sickafoose volunteered to coordinate Christmas decorations this year.
23. A motion to adjourn was moved, seconded and voted at **4:16 p.m.**
24. The next Board meeting will be held after the November 13, 2008 Newcomers Meeting.

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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 JCOA Pool Subcommittee Recommendations for 2009
- IV ACC Correspondence with Darren Johnson and schedule to complete 4148 Hammonds Ferry Road

10 OPEN ACTION ITEMS

- 07-25 Jim Pawlak to monitor progress of Jones Creek Drive DOT-County dispute and speed hump installation**
- 08-06 Arch Carter to oversee 4148 Hammonds Ferry Road construction project**
- 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 Sharon Burr to meet with Claire Belanger**
- 08-18 Sandy Leonard to lead Newcomers Party effort**
- 08-20 Jim Pawlak to reconstitute dues restructuring committee for possible 2010 dues increase**
- 08-21 Kent Gilbreath to meet with new Golf Course owners**
- 08-22 Sandy Terronez to coordinate Christmas with Santa and New Years Eve party events**