

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 06-06; November 19, 2006 @ 1400**

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

**Board Members Present (11)**

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Sharon Burr** (Pool Committee)
- **Tim Punch** (Tennis Committee)
- **Dick Smith** (Magruder Landing Representative)
- **Earl Williams** (Landscape Committee)
- **John McLeod** (Neighborhood Watch Committee)
- **Sandy Leonard** (At-Large)
- **Heather Burns** (Welcoming Committee)

**Board Members Absent (4)**

- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Harry Pund** (Willow Lake Representative)
- **Sandy Terronez** (Recreation Committee)

**Guests (2)**

- **Cheryl Davison** (Alternate for Arch Carter)
- **Mike Traynor** (Smith's Creek Resident)

**Minutes**

1. Kent Gilbreath, JCOA Board President, called the meeting to order, which was held at Sandy Leonard'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 and seconded to approve the minutes from the September 17, 2006 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. These reports are attached as Attachments I and II. Trudie indicated that both funds are healthy and there was discussion on funds that were available for 2007 projects.

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4. At earlier meetings, Kent 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. It was decided to close this action item as the JCOA Board is confident it does not have any legal liability. **ACTION ITEM 04-10 is closed.**
5. At an earlier meeting, Trudie indicated that she had not yet reconciled resident names with Beverley Skwarek who developed the 2006 Directory. It was decided to close this action item as Trudie is resolving this issue during the preparation of the 2007 Directory. The resolution of this item is part of the contract. **ACTION ITEM 06-06 is closed.**
6. 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. At this meeting, it was decided that this task will become part of a larger task to screen the view of the nearby Barrett Place detention basin. **ACTION 06-09: Earl Williams to arrange to clean up property across from Magruder Landing entrance.**
7. At earlier meetings, several letters that documented JCOA Board decisions on the various covenant violations by Dr. Barendra and Mrs. Geetanjal Talukdar, the owners of the 708 Foster's Court property, were sent. At this meeting, Kent Gilbreath discussed a September 27, 2006 letter from the homeowners to the ACC, requesting approval of an extension to the deck of the home (see Attachment III). Kent referred to the November 7, 2006 ACC response (see Attachment IV) that denied the request and requested a final elevation and landscaping plan. The Board intends to send a letter indicating its agreement with the ACC decision and reiterating that a final elevation and landscaping plan needs to be submitted. Kent also discussed the continuing non-compliance with the already-erected slat board fence. The homeowners had previously stated that there were three other such fences in Jones Creek, which implied a precedent for approval of such fences. Kent countered that all known slat board fences that had been erected were done so under the authority of the previous declarant. Since the JCOA Board took over the architectural control responsibilities, no fence of this type has been approved, or will ever be approved. Cheryl, who was representing Arch's interests, indicated that she and Sharon had also viewed the property, and that she and Archie had met with the homeowner. Cheryl stated to the homeowner that the proposed addition would not solve the problem and would actually make it worse for the neighbors. She also told the homeowners that the drawings were not correct in that the workout room was in two different places in the drawings, and that the deck was built with a larger dimension than what was identified in the original approval. Kent and Arch will continue to work with the homeowners to come to a final resolution on the landscaping, deck and fence issues. **ACTION 06-11: Board to oversee work of 708 Foster's Court owner until all is in compliance with covenants.**

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8. At an earlier meeting, Sandy Leonard reported on the work of the Playground Committee. Sandy reviewed the homeowner responses to the surveys and it was clear by a 132-32 vote against the playground, that it was not wanted by the majority of Jones Creek residents (see Attachment V). Kent thanked Sandy and her subcommittee for all of their hard work. **ACTION 06-10 is closed.**
9. 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 spoke with an insurance company representative and was satisfied that JCOA had sufficient insurance coverage as invited guests had total coverage. **ACTION 06-14 is closed.**
10. Earl Williams continues to oversee the effort to cut down many diseased trees throughout the subdivision. This action item will be closed as it has become part of Earl's overall oversight duties. **ACTION 06-16 is closed.**
11. At an earlier meeting, it was determined that more security is needed to deter local teenagers from further damaging the new tennis court surface with their bicycles and roller blades. At this meeting, Tim Punch did the appropriate research and requested the Board to approve an unbudgeted expense of \$1200 for the purchase and installation of two cipher locks; one for each gate. The Board approved this purchase and Tim will ensure correct installation. **ACTION 06-17 is closed.**
12. Kent reported for Sandy Terronez that the November 5 Fall Festival was a success, and thanked Sandy for her efforts. **ACTION 06-19 is closed.**
13. No further substantive discussion on the progress of the Hammond's Ferry Road speed humps at this meeting. Jim Pawlak is addressing some emerging issues with the validity of signatures, prior to submission of the request to the County. **ACTION 06-20: Jim Pawlak to oversee Hammond's Ferry speed hump effort.**
14. At an earlier meeting, Ron Gadapee 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 still needs to follow-up to determine to what extent the Board is capable of enforcing the covenants. It should be noted for the record that one repeat offender has apologized for his actions and indicated that he does not intend to violate the covenants again. **ACTION 06-21: Kent Gilbreath to ask JCOA counsel to define extent of Board jurisdiction on legal matters.**
15. At an earlier meeting, two matters were 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. Ron was not available at this meeting to discuss their resolution. **ACTION 06-22: Ron Gadapee to follow up on covenant enforcement.**
16. Cheryl Davison stated that the Pool Subcommittee met on September 27 to review the events and issues of this season and she and Sharon presented its recommendations to the Board. Marketing pool membership will begin in February 2005, earlier than usual, to ensure quotas are met to keep the pool self-sustaining. The costs of membership will be kept at the same level. The opening day is May 7, 2007 (Mother's Day) and the pool will close just after Labor Day on September 9, 2007 (see Attachment VI). In addition, Friday night events will be continued. **ACTION 06-23 is closed.**

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17. At an earlier meeting, John McLeod reported that Georgia Power had told him residents should call whenever they see a street light that is out. Kent did include the number for Georgia Power in the most recent calling post message. **ACTION 06-24 is closed.**
18. Mike Traynor, a resident of Smith's Creek, reported that his next door neighbor's 10-year old son has twice shot a BB gun at his home, and in the last instance, suffered damage to his bathroom window and screen. He has spoken with his neighbor who has agreed to make restitution, but he is concerned about future occurrences. He has contacted the Columbia County sheriff and the deputy filed a report but informed him that Columbia County does not have an ordinance to prosecute this situation. He provided the Board a copy of the City of Harlem's Section 130.05 Weapons: Discharge in City, which has some prosecutorial language for shooting air guns in an inappropriate manner (see Attachment VII). He informed the Board that he intended to contact the Columbia County Commissioners to begin a process to make such an occurrence a crime. The Board voted to take the following actions to support Mr. Traynor: (1) John McLeod will speak with his contacts in the Sheriff's Department to see if additional measures can be taken; and, (2) Carl Mazzola will place an article that Mr. Traynor will write about the situation in the January 2007 Scorecard. **ACTION 06-25: John McLeod to contact sheriff's office and Carl Mazzola to include article in January Scorecard regarding air gun incident.**
19. There was extensive discussion about creating a 16<sup>th</sup> Board position for a McKinnes' Branch resident as an action from the last Board meeting. Jeff Lunsford and DeRee Smith expressed interest to be candidates. However, it was emphasized that McKinnes' Branch cannot have its own Board member as Willow lake and Magruder Landing do, since it does not have its own covenants. It was unanimously agreed not to create a 16<sup>th</sup> Board position, since there would be no function associated with it. Instead, both candidates will be offered positions within the many Board committees, and be given an opportunity to compete for a Board position at the upcoming February 6, 2007 Annual Meeting. **ACTION 06-26: Kent will offer committee positions to McKinnes' Branch residents.**
20. John McLeod reported that there were two homemade bombs found on the golf course. These devices were constructed with nails floating in an acid encased in a plastic bottle. The sunlight expanded the acid and one exploded without harm to anyone. In addition, Kent mentioned that the windshield of his car, another car at Jones Creek, and a third car at the Village had been vandalized with baseball bats last month.
21. Sharon Burr provided an analysis on the cost of the pool contractor (see Attachment VIII). The 2007 Blue Water bid is 8.4% higher and it was the only qualified bidder. Sharon explained that Blue Water pays their lifeguards a higher wage and that other subdivisions in Columbia County have experienced higher pool service prices so that Jones Creek has not been singled out. The increase, which is primarily lifeguard salaries, is needed to bring Blue Water in line with other area pool salaries, and is across the board for all Blue Water contracts. Based on Sharon's recommendation, the Board accepted the bid of \$55,250 and authorized Sharon to enter into a contract with it for 2007. Sharon will deliver the contract to Kent for his signature. **ACTION 06-27: Kent to sign 2007 pool services contract with Blue Water.**

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22. Trudie mentioned that she will be sending out the 2007 dues letters on January 5, 2007 since the dues paying cycle has been shortened. Kent will use the calling post and Carl the January Scorecard to inform the residents of the importance of paying their annual dues on time. The Jones Creek logo will be on the letter and envelope. **ACTION 06-28: Trudie to send out 2007 dues letters by January 5.**
23. Heather Burns and Sandy Terronez will both work on this year's New Years Eve party, even though Sandy will not be able to attend. **ACTION 06-29: Heather and Sandy Terronez to organize New Year's Eve party.**
24. Sandy Leonard will lead this year's crew in placing the Christmas decorations around the neighborhood. **ACTION 06-30: Sandy Leonard to organize work regarding Christmas decorations.**
25. Carl Mazzola identified the Board members that will need to be contacted as to whether they want to serve a new 2-year term or whether they want to leave the Board. These include Kent Gilbreath, Carl Mazzola, Heather Burns, Sandy Terronez, and Ron Gadapee. Trudie Gill-Keenly will remain at her position for another year since she hadn't yet completed a 2-year term as Treasurer. Additionally, this would preserve the balance of having two of the four officers coming up for election on alternate years. Sharon Burr will have her position ratified. Kent formed a nominating committee to develop a slate for the 2007 Annual Meeting. **ACTION 06-31: Nominating Committee to develop slate for 2007 Annual Meeting.**
26. Kent indicated that he will begin the preparation for the upcoming Annual meeting which will be on Tuesday, February 6, 2007 at the Clubhouse. Kent will contact the Golf Club to see if the clubhouse is available that night. **ACTION 06-32: Kent to make Annual Meeting arrangements.**
27. Earl Williams reported on landscaping matters. Five diseased trees in McKinnes' Branch were cut for \$650; which was a \$200 discount on the agreed upon price. The overhanging branches on the Hammonds Ferry Road walkway were also trimmed. Presently, the Jones Creek islands are being reseeded and the annuals have been replaced on the islands and the entrances. Jack Blue will be starting the major work on the Evans-to-Locks entrance shortly.
28. Kent encouraged all Board members to study the survey results beyond the decision on the playground, inclusive of the "other" comments and to come up with a strategy to address any meaningful issues. Items that received strong support were increased security and sidewalks.
29. Magruder Landing island improvements were discussed. One island needs attention and the projected cost is \$7,000. This amount is based on estimates provided by Magruder Landing residents and it should be noted that the JCOA Board has not reviewed that estimate or decided on the scope of improvements needed. It will be considered as a candidate in the 2007 projects list and will be prioritized relative to other candidate projects. If selected, the JCOA Board would choose the contractor and oversee the project.
30. Carl Mazzola inquired as to why the pond near the second hole is being drained. The reason is that the County is putting in a new sewer line to handle future sanitary waste from the new adjoining subdivision.

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31. A motion to adjourn was moved, seconded and voted at **4:15 p.m.**
32. The next Board meeting will be on **Sunday, January 21, 2007** at a time and location to be determined.

Respectfully Submitted,

*Carl A. Mazzola*

Secretary

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**13 OPEN ACTION ITEMS**

**2006 Action Items (13)**

- 06-09 Earl Williams to arrange to clean up property across from Magruder Landing entrance**
- 06-11 Board to oversee work of 708 Foster's Court owner until all is in compliance with covenants**
- 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**
- 06-25 John McLeod to contact sheriff's office and Carl Mazzola to include article in January Scorecard regarding air gun incident**
- 06-26 Kent will offer committee positions to McKinnes' Branch residents**
- 06-27 Kent to sign 2007 pool services contract with Blue Water**
- 06-28 Trudie to send out 2007 dues letters by January 5**
- 06-29 Heather and Sandy Terronez to organize New Year's Eve party**
- 06-30 Sandy Leonard to organize work regarding Christmas decorations**
- 06-31 Nominating Committee to develop slate for 2007 Annual Meeting**
- 06-32 Kent to make Annual Meeting arrangements**