

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 08-09; December 7, 2008 @ 1400**

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

Board Members Present (11)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice-President)
- **Sharon Burr** (Pool Committee)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large Member)
- **John McLeod** (Security)
- **Tim Punch** (Tennis Committee)
- **Harry Pund** (Willow Lake)
- **Nancy Sickafoose** (At-Large Member)
- **Dick Smith** (MaGruders Landing)

Board Members Absent (4)

- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Guests (1)

- **Claire Belanger**

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 November 13, 2008 meeting minutes were reviewed and a motion was made and seconded to accept them. The motion passed unanimously.
3. Kent reviewed the 2008 YTD financial information for both the general and pool funds, as well as the proposed 2009 budgets for both of those funds.
4. At earlier 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. No discussion at this meeting. **ACTION 07-25: Jim Pawlak to monitor progress of Jones Creek Drive DOT-County dispute and speed hump installation.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 08-09; December 7, 2008 @ 1400**

5. 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. No discussion at this meeting. **ACTION 08-06: Arch Carter to oversee 4148 Hammonds Ferry Road construction project.**
6. At earlier meetings, Ron Gadapee reported that he plans to develop a procedure for a consistent covenant enforcement process. No additional discussion at this meeting. **ACTION 08-12: Ron Gadapee to develop covenants enforcement procedure.**
7. At earlier meetings, 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.**
8. At earlier meetings, 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. Sharon discussed the duties with Claire Belanger and the responsibilities of the position. Claire attended this Board meeting and accepted the new pool chairperson position, subject to ratification at the February 2009 annual meeting. **ACTION 08-16 can be closed.**
9. At an earlier meeting, 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. No discussion at this meeting. **ACTION 08-20: Jim Pawlak to reconstitute dues restructuring committee for possible 2010 dues increase.**
10. At an earlier meeting, Kent indicated that he plans to meet with Ray Mundy, Jones Creek Golf Club, on October 28 to map out high-level ideas. No discussion at this meeting. **ACTION 08-21: Kent Gilbreath to meet with new Golf Course owners.**
11. At an earlier meeting, it was determined that Sandy Terronez will be coordinating the Christmas with Santa and New Year's Eve parties. The Christmas with Santa meeting was a great success. Nancy Sickafoose, Sandy Leonard, and Jim Pawlak will be the JCOA Board hosts to the New Year's Eve party. **ACTION 08-22: Sandy Terronez to coordinate New Years Eve party event.**
12. At an earlier meeting, Kent Gilbreath discussed the recently signed contract with Joy Fiske, ADT, to add another more suitable camera at the Jones Creek Guard House and security upgrades at the pool and tennis courts. Joy suggested that we move the current DVR from the pool house to the new communications box at the tennis court to get that system up and running and replace the pool DVR before the next pool season. At this meeting, John McLeod reported that the new security camera on the Jones Creek Drive guard house has been installed and is working properly. **ACTION 08-23 can be closed.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 08-09; December 7, 2008 @ 1400**

13. Sandy Leonard discussed a new welcome aboard letter for the JCOA Welcoming Committee to hand out. A discussion was held to add preferred contractors to perform work inside Jones Creek to that letter. After several minutes of discussion it was determined that the only two preferred contractors the JCOA Board supports are Augusta Disposal for trash disposal and Gator Construction for mailbox repair/replacement.
14. Tim Punch discussed delaying the new bench purchase until the 2009 budget year. Kent to follow up with the electrical contractor to finish the security work and replace the light at the tennis courts.
15. Dick Smith reported that Jack Blue has begun the work on the Magruder Landing entrance.
16. A motion to adjourn was moved, seconded and voted at **3:00 p.m.**
17. The next Board meeting will be scheduled in January 2009 to help prepare for the 2009 Annual Meeting.

Respectfully Submitted,

Carl A. Mazzola

Secretary

7 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 |
| 08-20 | 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 New Years Eve party event |