

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 09-01; January 25, 2009 @ 1400**

The JCOA Board held the **eighth** meeting since the February 21, 2008 Annual Homeowners meeting. It was also the **first** meeting in the Year 2009.

**Board Members Present (12)**

- **Kent Gilbreath** (President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Sharon Burr** (Pool Committee)
- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large Member)
- **John McLeod** (Security)
- **Nancy Sickafoose** (At-Large Member)
- **Dick Smith** (Magruder Landing)
- **Sandy Terronez** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

**Board Members Absent (3)**

- **Jim Pawlak** (Vice-President)
- **Tim Punch** (Tennis Committee)
- **Harry Pund** (Willow Lake)

**Guests (1)**

- **Claire Belanger** (Incoming Pool Committee)

**Minutes**

1. Kent Gilbreath, JCOA President, called the meeting to order, which was held at the Jones Creek Golf Club Clubhouse at **2:03 p.m.** Kent noted that a quorum was present and that Board business can be conducted.
2. The December 7, 2008 meeting minutes were reviewed and a motion was made by Ron Gadapee and seconded by Dick Smith to accept them as written. The motion passed unanimously.
3. Trudie reviewed the 2007-2008 YTD and budgets, as well as the 2009 budget for both the general and pool funds. After careful review, it was moved by Carl and seconded by Ron to approve the financial reports. This information would be presented to the Jones Creek Homeowners Association at the February 10, 2009 Annual Meeting. See Attachment I for the detailed expenditures and budgets.
4. Trudie indicated that there were 135 dues payments so far for 2009, which is a good start since the dues are not due until February 28, 2009. The dues requests were sent out on January 9, 2009.

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5. At earlier meetings, Jim Pawlak and Arch Carter noted that the dispute relative to acceptable completion of the Department of Transportation 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. **AFTER ACTION:** Arch Carter indicated in a February 1, 2009 e-mail that he had worked to resolve this situation and the speed humps should be installed in late-February 2009. **ACTION 07-25 can be closed.**
6. At earlier meetings, Kent Gilbreath addressed the unfinished house located at 4148 Hammonds Ferry Road. Darren Johnson, the builder, appears to be adhering to a schedule to complete the home and place it on the market by March, 2009. **ACTION 08-06: Arch Carter to oversee 4148 Hammonds Ferry Road construction project.**
7. At earlier meetings, Ron Gadapee reported that he plans to develop a procedure for a consistent covenant enforcement process. Ron mentioned that he was still working on the procedure. **ACTION 08-12: Ron Gadapee to develop covenants enforcement procedure.**
8. At earlier meetings, Sandy Leonard expressed her concern with emerging traffic issues at the Fury's Ferry Road entrance and the difficulty in entering and exiting the subdivision at high traffic periods. Sandy contacted Ron Cross on the matter, but it didn't appear that the installation of a traffic light was in the short-term plans of the County. **ACTION 08-13 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. Kent had very productive meetings with Ray Mundy, Jones Creek Golf Club regarding mutual services and joint ventures between the JCOA and the golf club. **ACTION 08-21 can be closed.**
11. Sandy Terronez effectively coordinated the Christmas with Santa and New Year's Eve parties; both of which were successful. **ACTION 08-22 can be closed.**
12. Sharon Burr reported on the management of the pool. In response to the Virginia Baker Graham Pool and Spa Act, which was passed after an accidental drowning of an individual whose hair was caught in a pool drain, all private pools will need to be equipped with a grate and a pipe cutoff when a resistance is felt to prevent this type of tragedy from happening again. County rulemaking is in progress and a cost of approximately \$2,000 will be required to install these. This has been budgeted for 2009 in the pool budget.
13. Sharon also mentioned that much energy is wasted by running the pool pumps 24 hours per day during the off-season. Instead, a timer and flow switch can be installed to have the pumps run only a couple of hours a day. Freeze protection would also be needed. There is a potential to save approximately \$4,000 in energy costs. It was moved by Trudie and seconded by Ron to provide a not-to-exceed amount of \$3,500 from the pool budget for the purchase and installation of timers and a flow switch to become more energy efficient. **ACTION 09-01: Clare Belanger to oversee purchase and installation of timers and flow switch.**

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14. John McLeod reported on security camera system upgrades based on a study performed by Joy Fiske, ADT. After field testing, an improved camera, which will be capable of providing forensic evidence of license plates, will be installed at the Evans-to-Locks Road entrance. In addition, the pool and tennis court cameras will be improved and the 4-channel DVR will be moved from the pool to the tennis courts, and upgraded to an 8-channel DVR. In addition, Ray Mundy, Jones Creek Golf Club, will pay a portion of the cost on cameras that show the clubhouse. These improvements will enhance the security at various locations in the Jones Creek community. It was moved, seconded and unanimously voted to designate a not-to-exceed amount of \$5,500 as 2009 Project #1. Sharon indicated that we should also consider adding a maintenance contract that would service the equipment on a quarterly basis. **ACTION 09-02: John McLeod to oversee security camera improvements.**
15. Dick Smith asked whether the Board would be willing to prosecute if the camera provided forensic evidence to solve a crime committed within the Jones Creek neighborhood. The Board unanimously agreed that it would prosecute and turn over the information to the Sheriff's office to aid in the apprehension of vandals and thieves.
16. Earl Williams mentioned that there are two pine trees on Joseph Hickey's lot on Jones Creek Drive that need to be removed. Jim Pawlak will call Mr. Hickey and if no response is provided within a week, the trees will be removed and Mr. Hickey will be billed. **ACTION 09-03: Jim Pawlak to contact Mr. Hickey regarding removal of diseased trees.**
17. Earl Williams discussed other landscaping issues. The trees by the tennis court parking area that being scraped by cars going by will be trimmed. The tennis court post, which is rotting, will be replaced with a spare post that is stored in the guard house. Gator Construction will be contracted to install the post. The split rail fence needs repair. Arch and Earl volunteered to repair the fence. Lastly, Jones Creek letters will be painted for better visibility at the Evans-to-Locks Road entrance. **ACTION 09-04: Earl Williams to oversee landscaping and repair projects.**
18. Sandy Terronez announced that the Annual Easter Egg Hunt will be held on Saturday, March 29, 2009 at 2-4 pm at the Jones Creek Golf Club Clubhouse. Sandy asked for some volunteers to help her run this event. **ACTION 09-05: Sandy Terronez to run the 2009 Easter Egg Hunt Event.**
19. Sandy Leonard reported that the Welcoming Committee is giving newcomers a new gift basket designed by Heide Martin. This new outreach will be described in the January 2009 Scorecard, which will be posted on the web site on January 26, 2009.
20. Kent stated that there may soon be a foreclosure in the Willow Lake Subdivision, as the global economic constriction also affects some Jones Creek homeowners. 705 Jones Creek Road is already in foreclosure.
21. Kent discussed the Smithfield Creek lot improvement project which is moving slowly. The developer has submitted generic plans which do not include an architectural layout. Arch and Kent are monitoring the situation and discussing the particulars with the developer's lawyer, Mr. Garcia.
22. Dick Smith indicated that the landscaping work on the front entrance island to Magruder landing has been satisfactorily completed.

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23. Kent discussed the nominations for 2-year terms that will be brought up at the Annual Meeting. Kent (President), Carl (Secretary), Earl (Landscaping), and Sandy Leonard (Welcoming) will be placed in nomination for an additional 2-year term, Claire Belanger will be ratified for Pool Management, and Derek Colligan will be nominated for the vacant second At-Large position. Additional nominations will be taken from the floor at the Annual Meeting. The remaining seven Board positions will come up for 2-year renewals or replacements at the February 2010 Annual Meeting. Dick Smith's and Harry Pund's positions are designated by the Magruder Landing and Willow Lake subdivisions, respectively.
24. Carl will make 60 copies of the agenda and financials for the February 10, 2009 Annual Meeting and will help Kent facilitate the meeting.
25. A motion to adjourn was moved, seconded and voted at **3:58 p.m.**
26. The next Board meeting will be the February 10, 2009 Annual Meeting.

Respectfully Submitted,

*Carl A. Mazzola*

Secretary

**8 OPEN ACTION ITEMS**

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| <b>08-06</b> | <b>Arch Carter to oversee 4148 Hammonds Ferry Road construction project</b>                    |
| <b>08-12</b> | <b>Ron Gadapee to develop covenants enforcement procedure</b>                                  |
| <b>08-20</b> | <b>Jim Pawlak to reconstitute dues restructuring committee for possible 2010 dues increase</b> |
| <b>09-01</b> | <b>Clare Belanger to oversee purchase and installation of timers and flow switch</b>           |
| <b>09-02</b> | <b>John McLeod to oversee security camera improvements</b>                                     |
| <b>09-03</b> | <b>Jim Pawlak to contact Mr. Hickey regarding removal of diseased trees</b>                    |
| <b>09-04</b> | <b>Earl Williams to oversee landscaping and repair projects</b>                                |
| <b>09-05</b> | <b>Sandy Terronez to run the 2009 Easter Egg Hunt Event</b>                                    |