

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 07-06; November 18, 2007 @ 1400**

The JCOA Board held the **fifth** meeting since the February 6, 2007 Annual Homeowners meeting. It was also the **sixth** meeting in the Year 2007.

**Board Members Present (11)**

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

**Board Members Absent (4)**

- **Arch Carter** (Architectural Control Committee)
- **Ron Gadapee** (Covenants Committee)
- **Sandy Leonard** (At-Large)
- **Harry Pund** (Willow Lake Representative)

**Minutes**

1. Kent Gilbreath, JCOA Board President, called the meeting to order which was held at Trudie Gill-Keenly'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 16, 2007 JCOA Board Meeting with the following amendments: (1) Item 8, add the words, "relative to flower plantings throughout the subdivision" at the end of the item 8; and, (2) add the words, "The Board plans to study this complex issue further and more information will be discussed at a subsequent Board meeting" at the end of item 11. The minutes were unanimously approved, as amended.
3. Trudie Gill-Keenly presented the Treasurer Reports for the General Fund and Pool Fund and discussed related financial matters. Both funds are healthy and sufficient funds are available for projects or unexpected emergency expenses. \$28,551 remains in the 2007 account for new projects, many of which have been completed. This will be carried into 2008.

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4. At earlier meetings, Trudie and other Board members expressed mild dissatisfaction with the 2006 Jones Creek Directory effort as it lacked sufficient quality control in its preparation which caused some difficulties with 2007 dues collection efforts. Kent, Trudie and Sharon recently met with Swim Team President Yolanda Leahy to discuss the issue and set JCOA Board expectations for the 2008 Directory. Trudie will work with the individuals involved in the 2008 Directory preparation to ensure appropriate quality assurance. **ACTION 07-11 can be closed.**
5. At earlier meetings, the Board discussed the progress and status of the 2007 Jones Creek improvement projects. The following projects have been completed: (1) purchase of security system; (2) installation of cipher locks on tennis courts; (3) adjustment of tennis court backboard to rebound better; (4) repair of deepest interior Magruder Landing island; (5) planting zoysia grass on the three Jones Creek Drive islands; (6) general Willow Lake maintenance; and, (7) repainting the Evans-to-Locks entrance Jones Creek sign. It should be noted that some of these projects were funded by our maintenance account. Three projects have not yet been started and will be completed in 2008: (1) Improvements to the McKinnes' Branch entrance (not to exceed \$14,000); 2) Clean-up of Hammond's Ferry walking path (not to exceed \$2,500); and, (3) Heritage Ridge entrance touch-up. **ACTION 07-16 can be closed.**
6. Earl reported that the 60-day notice clause to terminate the H.E.L.P. contract two months early was invoked on November 1, 2007; which will terminate this contract on December 31, 2007. The Landscape Contract Subcommittee (i.e., Arch, Kent, Earl, and Jim) has revised the scope of work of the upcoming 3-year contract rebid for the period January 1, 2008 through December 31, 2010, and three bids are expected by the December 15, 2007 deadline. The Committee will evaluate the bids and make a recommendation to the Board for an e-mail vote, since the contract starts before the next scheduled Board meeting. The Landscape Contract Subcommittee has extended Jack Blue's contract for one year (i.e., January 1, 2008 through December 31, 2008) and has added the flower bed maintenance line item to the Environmental Plantings work scope. **ACTION 07-20: Landscape Contract Subcommittee to make recommendation on 2008-2010 contract.**
7. There was more discussion of possibly integrating the pool operation and expenses into one general fund should a decision be made to include the pool in the homeowner's dues structure (i.e., pool for all initiative). Sharon indicated that if more than 200 people attend in one day, which is a more likely scenario in the pool for all initiative, there may be other management costs by the pool contractor and we may bump up against County health laws in terms of pool capacity. Moreover, additional lifeguards may be required, as well as additional pool furniture. Lastly, we may have to close the pool to non-members due to capacity restrictions. After much discussion it was estimated that it may cost each resident \$125-175 per year in additional dues, even with the additional 61 Willow Lake II families. This brief financial analysis will be verified by Trudie. The favored mechanism to determine homeowner interest is to send out a question with the dues on January 4, 2008 with a yes/no choice on combining the pool into the dues at a \$125-175 increase. The result of this poll will be discussed at the 2008 Annual Meeting. **ACTION 07-22: Send question with dues to determine if including pool in homeowner's dues structure is favored by JCOA.**

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8. At an earlier meeting, Arch Carter provided the Board with a 8/29/08 letter from the Georgia Department of Transportation to the Reeves Construction Company. Reeves recently paved Jones Creek Drive and the letter documented a rejection of the work as "the matt is replete with blemishes, segregation, broken rock, ripples and other maladies from one end of the project to the other." Since that meeting, Reeves repaved Jones Creek Drive at its own expense, but extended the asphalt to the curbs risking future storm water management issues. Kent and Arch met with the County Commissioners and Ron Cross assured them that they would look to ameliorate the issue, which Arch will monitor. Jim Pawlak mentioned that the replacement of the six speed humps on Jones Creek Drive and 19 speed humps on Hammonds Ferry Road will occur after this issue is resolved. **ACTION 07-25: Arch Carter and Jim Pawlak to monitor progress of Jones Creek Drive and Hammonds Ferry Road repaving and speed hump placement.**
9. At a previous meeting, Ron Gadapee discussed various covenants violations and specific repeated violators. He correctly stated that repeated violators need to be fined or they will continue to ignore the covenants. Kent stated that we do have the right to abate the issue and then pursue compensation through the local court system. Since that meeting, Charles Huggins, JCOA Board counsel, advised that the present steps that are being taken are the best course of action. **ACTION 07-26 can be closed.**
10. At an earlier meeting, Harry Pund provided highlights of the September 2007 Willow Lake Annual Meeting. Willow Lake Phase II has been graded, utilities have been placed and the County has approved the commencement of home building. However, Bruce Lyons has not yet hired a builder to begin work on the 61-unit subdivision and is indefinite on the starting date for this phase of the development. During that meeting, it was questioned whether Willow Lake Phase II should be under the JCOA Covenants. Arch and Kent stated that Willow Lake Phase II is part of the Jones Creek PUD and is therefore under the JCOA covenants as Willow Lake Phase I, Magruder Landing, and the Cloisters. Since that meeting, Harry and Kent met with Charles Huggins, JCOA counsel, and there are plans to write a letter to Bruce Lyons' counsel, Ben McElree, stating the legal basis for covenant linkage. **ACTION 07-27: Harry Pund to have Charles Huggins write letter to Willow Lake II developer attorney regarding covenant linkage.**
11. At an earlier meeting, Kent stated his concern that the company that was hired to assist us with our new security system has been non-responsive and that the \$100/month fee to provide this service was not being earned. It was moved, seconded and voted to not pay this fee until the service improved. Since that meeting, the security company has been more responsive. **ACTION 07-30 can be closed.**
12. At an earlier meeting, Wesley Ott mentioned that the he has received some complaints from residents whose property abut the 708 Fosters Court property. The owner is following the guidance that the Board gave him last spring, as the shadow box fence is within specifications and the work on the recreation room which has been started is reasonable. However, Arch will write a letter to the owner forwarding the complaints. Arch was not available to discuss at this meeting. **ACTION 07-31: Arch Carter to write letter to 708 Fosters Court resident regarding complaints of adjacent neighbors.**

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13. At an earlier meeting, Kent mentioned that the Jones Creek Golf Course has been sold to a group of investors from Arizona on 10/1/07. Kent has since met with the new owners and discussed mutually advantageous initiatives, and a good relationship has been established. The Annual Meeting will again be at the Clubhouse on Tuesday, February 5, 2008, and Kent will verify this date with the new golf course owners. Carl Mazzola will meet with owners and the managers of the new Chenzo's restaurant to solicit articles for the January 2008 Scorecard. **ACTION 07-23 is closed. ACTION 07-32: Carl Mazzola to meet with new golf course owners regarding Scorecard.**
14. Trudie' Gill-Keenly presented the first draft of the 2008 budget for the General Fund and Pool. Funds are available for projects and \$20,000 is available for unscheduled maintenance in the General Fund budget. The pool budget showed only \$600 for projects. However, the pool fund is sufficient to cover expected projects in 2008. Trudie will finalize these budgets for approval during the next Board meeting. **ACTION 07-33: Trudie Gill-Keenly to finalize 2008 budgets for Board approval.**
15. Trudie indicated that she intends to mail out all of the 2008 dues letters during the first week of January 2008. **ACTION 07-34: Trudie Gill-Keenly to send out dues letters on 1/4/08.**
16. Sharon Burr presented the Pool Subcommittee recommendations. They include: (1) prorating membership fees from \$495 to \$300 for new JCOA families who join the pool after July 1, 2008; (2) increasing the pool party charge from \$25 to \$50 with a 1.5-hour block between parties and a limit of three parties maximum per day; (3) swim lessons for resident non-pool members left to discretion of management company with pool members having first priority; (4) pool to stay open on weekends (i.e., Saturday and Sunday) through the end of September; (5) each pool family has ten (10) free individual guest passes to use at their discretion; (6) installation of working exhaust fans for each bathroom as well as disinfectant wipe dispensers; (7) swim team practice beginning at 6:30 p.m., as long as swim season ends in June; and, (8) pool membership should be outside homeowners dues structure. Nine pool projects for 2008 were also presented.
17. Sharon Burr indicated that Blue Water was the only company that bid on managing the pool in 2008. Their bid was \$62,775, which was an increase of 12% from the 2007 bid. Reasonable justification was given which consisted of minimum wage price hikes on lifeguard salaries, increase in the cost of chlorine products, and increase in insurance premiums. The 12% price hike was consistent with what was experienced at the Riverwood subdivision.
18. Earl Williams mentioned that John Grantham reported that tree roots were erupting at the end of the tennis courts. Tim Punch stated that he would investigate. **ACTION 07-35: Tim Punch to investigate tree root eruption at end of tennis courts.**

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19. Kent Gilbreath and John McLeod discussed security matters. John warned that open garages invite trouble and there have been incidents of individuals entering garages when they have been left opened. For one particular incident, a car was identified but the cameras at the entrances showed the vehicle but did not have sufficient resolution to show the license plate in a readable manner. When the speed bumps are installed, they may be placed in such a way to reduce the speed of a fleeing vehicle or the security company may need to be contacted to determine if camera resolution can be improved.
20. Heather mentioned that she has secured the place for the New Year's Eve party. Sandy Terronez politely mentioned that this was her responsibility and that she would appreciate no further infringement on that responsibility. Heather apologized. Sandy mentioned that she would prefer a Children's Christmas Party rather than a New Year's Eve Party, which is adult-only and restricts children due to the perceived need of a cash bar. Sandy indicated that she would follow through with the present plans and investigate a future Christmas Party. **ACTION 07-36: Sandy Terronez to work on Christmas and New Year's Eve parties.**
21. Sandy Terronez stated that the November 4, 2007 Fall Festival was a success but was not as well attended as hoped. Trudie added that Sandy was not given much help from the Board to execute this event. It was also noted that the McKinnes' Branch Halloween Party was sparsely attended.
22. Tim Punch indicated that there are no outstanding issues with the tennis courts and also mentioned that he frequently has conflicts with Board meetings that are scheduled on Sundays and asked that the Board consider moving the meetings to weeknights.
23. Kent discussed the situation with the Samadi home and the unpaid lien. The renter has now vacated the house and it is under the jurisdiction of the US Martial. The martial in charge was asked about the dues payment for 2007 and had thought that the renter had paid it. The 2008 dues letter will be sent to the Federal Martial and the 2007 payment will be recovered through the lien when the house is sold. **ACTION 07-37: Trudie to send 2008 dues for Samadi house to US martial.**
24. A motion to adjourn was moved, seconded and voted at **4:21 p.m.**
25. The next Board meeting has been scheduled for **Sunday, January 20, 2008** at a location to be determined. The primary purpose will be to prepare for the upcoming annual meeting.

Respectfully Submitted,

*Carl A. Mazzola*

Secretary

**Summary:** Six new action items were opened during the meeting, which are highlighted in yellow, while five action items were closed which are highlighted in blue. A summary of the eleven open action items is listed on the following page.

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**11 OPEN ACTION ITEMS**

- 07-20 Landscape Contract Subcommittee to make recommendation on 2008-2010 contract**
- 07-22 Send question with dues to determine if including pool in homeowner's dues structure is favored by JCOA**
- 07-25 Arch Carter and Jim Pawlak to monitor progress of Jones Creek Drive and Hammonds Ferry Road repaving and speed hump placement**
- 07-27 Harry Pund to have Charles Huggins write letter to Willow Lake II developer attorney regarding covenant linkage**
- 07-31 Arch Carter to write letter to 708 Fosters Court resident regarding complaints of adjacent neighbors**
- 07-32 Carl Mazzola to meet with new golf course owners regarding Scorecard**
- 07-33 Trudie Gill-Keenly to finalize 2008 budgets for Board approval**
- 07-34 Trudie Gill-Keenly to send out dues letters on 1/4/08**
- 07-35 Tim Punch to investigate tree root eruption at end of tennis courts**
- 07-36 Sandy Terronez to work on Christmas and New Year's Eve parties**
- 07-37 Trudie to send 2008 dues for Samadi house to US martial**