

**29th ANNUAL MEETING of the
JONES CREEK OWNERS ASSOCIATION
Jones Creek Golf Club Clubhouse; February 2, 2015**

The 29th Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on Monday, February 2, 2015.

JCOA Board Members Present (11)

Kent Gilbreath (President)
Carl Mazzola (Secretary)
Trudie Gill-Keenly (Treasurer)
Paul Dainer (At-Large Member)
Derek Colligan (Covenants Committee)
Barbara Headrick (Magruder Landing Board Liaison)
Kim Houston (Pool Committee)
Yolanda Leahy (Tennis Committee)
Tripp Nanney (Architectural Control Committee)
Susan Salisbury (Recreation Committee)
Earl Williams (Landscaping Committee)

JCOA Board Members Absent (5)

Jim Pawlak (Vice-President)
Andy Davis (Willow Lake Board Liaison)
John McLeod (Community Watch Committee)
Teresa Tiller (Welcoming Committee)
Vacant (At-Large)

Guest (1)

Greg Hemann, Jones Creek Golf Club

JCOA Residents (36)

I. CALL TO ORDER AND INTRODUCTIONS (Kent Gilbreath)

Call to Order: Kent Gilbreath, JCOA Board President since August 2001, welcomed everyone and called the meeting, which was held in the restaurant of the Jones Creek Golf Club, to order at **7:04 p.m.** 11 of the 16 Board members, 36 homeowners and 1 of the 2 owners of the Jones Creek Golf Club were in attendance which met the requirements of a quorum. The By-Laws define a quorum as 5% of the homeowners. Since there are 580 homeowners, 29 are required for a quorum and 47 homeowners, inclusive of Board members, were in attendance. The attendance for this annual meeting was a little larger than last year's annual meeting.

Board Member Introductions: Kent Gilbreath, JCOA President, introduced himself and each of the other 10 Board members that were in attendance and briefly described their specific functions and how they each served the homeowners in discharging their duties.

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II. JONES CREEK GOLF COURSE WELCOME (Greg Hemann)

Kent introduced Greg Hemann, one of the Jones Creek Golf Club owners, who is again hosting this annual meeting without cost to the JCOA. In spite of the continued poor economy, Greg mentioned that the Golf Club continues to hold its own financially after 6 years, and the restaurant business is returning to the successful Italian Night dinners on Tuesdays and Southern night dinners on Thursdays in the spring. Greg emphasized that the Golf Club needs more members and guest rounds.

The status of the November 17, 2009 Golf Course legal action against the County and CSX Railroad continues in Federal Court litigation and only CSX and Columbia County have not settled. This lawsuit has its genesis in storm water siltation impacts to the Golf Course's 11th Hole next to the Willow Lake subdivision. Greg is hopeful that this lawsuit will be favorably resolved by the summertime.

Greg mentioned that there continues to be a good relationship between the golf course ownership and the JCOA Board, which will continue to be cultivated over the upcoming years. He asked all homeowners to support the Golf Club and to invite friends.

III. SUMMARY OF FEBRUARY 3, 2014 MINUTES (Carl Mazzola)

Carl Mazzola, JCOA Board Secretary, indicated the 17-page minutes from the February 3, 2014 JCOA Homeowners Annual Meeting was posted on the web page. Carl condensed these minutes into six pages as part of the handout and further summarized and highlighted the contents of the condensed minutes, which can be referenced in Attachment I. He invited those residents that had not yet read the minutes on the web page, to do so at their leisure.

IV. TREASURER'S REPORT (Trudie Gill-Keenly)

Trudie Gill-Keenly presented the Treasurer's Report and discussed relevant financial matters including a review of the 2014 elements by category and showed that the JCOA continues to be in healthy financial shape. The reserve stands at just over \$112,000.00. The Board continues to believe that a financial reserve of at least \$100,000 continues to represent a good fiduciary practice. The reserves are there to meet unexpected expenditures without having to initiate an undesirable special assessment; which was not needed to recover the more than \$33,000 costs from the February 12-13, 2014 ice storm clean-up.

Carl shared that the Board continues a fiduciary accountability practice in which the Treasurer always presents a copy of the latest bank statement which can then be compared to the financial report.

Trudie then presented the proposed General Budget for 2015 which provides for as much as \$40,000 for additional project work. Kent encouraged the residents in attendance to contact the Board with ideas for additional projects which will be considered based on their merit. The 2015 Budget can be located in Attachment II.

Trudie also mentioned that many families have paid their \$325 annual dues so far and that there is still 26 days left to pay at the discounted price.

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V. OLD BUSINESS

Carl Mazzola indicated that there was only one old business item that remained from the February 3, 2014 Annual Meeting. Kent briefly reviewed the lawsuit which was served on a JCOA Board member that had to address land clearing issues as part of his Board responsibilities. JCOA Directors and Officers insurance company, Travelers of Atlanta, GA, has responded to the claim and have filed a summary disposition.

VI. NEW BUSINESS

a. Nominating Committee (Carl Mazzola)

Carl Mazzola, the Nominating Committee Chairman, discussed the work of the Nominating Committee and presented the following 7 Board members and their positions that are up for consideration at this meeting. An All Call was made prior to the meeting inviting any resident to contact Kent if there was interest in being placed on the slate for possible election to an Officer and Board position. In addition, the availability of Board positions was mentioned in the January 2015 Scorecard and also mentioned in the dues letters.

The 7 positions that were up for election to a two-year term, ending at the February 6, 2017 Annual Meeting, were each discussed by Carl and the following captures the results:

1. Kent Gilbreath was presented for consideration for a new 2-year term as President and was unopposed;
2. Carl Mazzola was presented for consideration for a new 2-year term as Secretary and was unopposed;
3. Earl Williams was presented for consideration for a new 2-year term as Landscaping Chairperson and was unopposed;
4. Derek Colligan was presented for consideration for a new 2-year term as the Architectural Control Committee Chairperson and was unopposed;
5. Susan Salisbury was presented for consideration for a 2-year term as Welcoming Committee Chairperson and was unopposed;
6. Kim Houston was presented for consideration for a 2-year term as Pool Committee Chairperson and was unopposed;
7. An At-Large member was open with no candidates and Ed Leahy volunteered as a candidate. There were no other volunteers, so Ed was elected for a 2-year term; and,
8. Susan Salisbury vacated the Recreation Committee Chairperson role to run for Welcoming Committee Chairperson and Karen Ham was selected to complete the last year of that position.

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The following Board members, not up for consideration this year, will be up for consideration at the February 1, 2016 Annual Meeting (date to be confirmed) for February 2016-February 2018 service. They are:

1. Jim Pawlak (Vice-President);
2. Trudie Gill-Keenly (Treasurer);
3. John McLeod (Neighborhood Watch Chairperson);
4. Karen Ham (Recreation Committee Chairperson);
5. Paul Dainer (At-Large Member);
6. Yolanda Leahy (Tennis Committee Chairperson); and,
7. Tripp Nanney (Architectural Control Committee Chairperson).

The Magruder Landing and Willow Lake Board representatives, Barbara Headrick and Andy Davis, respectively, are elected by their own homeowners association and serve as liaisons to the JCOA Board with full voting rights.

Kent encouraged all meeting attendees to assist the Board in its work and mentioned that it would really help the Board and its workload if other JCOA residents step up and fill out the standing committees; as well as volunteer to assist on various special projects as they occur during the year.

b. President's Report (Kent Gilbreath)

Kent discussed the proposed 2015 projects and provided highlights from the past year. He again encouraged the homeowners to contact the Board with ideas for capital improvements for 2015, as there is discretionary money available for worthy projects.

Kent described many of the heroic efforts involved in responding to the February 11-12, 2014 200-year ice storm. He mentioned that much ice storm recovery work was done even before the County mobilized its forces. The objective was to protect the safety of all JCOA residents at all costs.

c. Vice-President's Report

Jim Pawlak was on business in the Atlanta area and was unavailable to provide a Vice-President's report.

d. Communications: JCOA Scorecard (Carl Mazzola)

Carl mentioned that the January 2015 Scorecard was recently posted on the web page and that the next Scorecard will be published and posted in May 2015. The Scorecard is bulk mailed to each JCOA resident. Carl shared that the Scorecard is a means where the Board can communicate with the Jones Creek homeowners between annual meetings and residents have contributed to it. Many that was in attendance indicated that they read the Scorecard that was mailed to them and generally did not go to the web page to read it.

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Kent mentioned that JCOA Board also uses Calling Post to get important messages to the JCOA homeowners in a timely manner.

e. Communications: JCOA Website (Trudie Gill-Keenly)

Trudie briefly discussed the contents of the www.jcoanews.com web site that is available to almost all of the 580 households; as virtually all Jones Creek residents have Internet service providers.

f. Communications: Contact Us (Paul Dainer)

Paul emphasized the “Contact Us” segment of the web page where questions can be asked of the JCOA Board and responded to by the appropriate Board member.

g. Pool Committee (Kim Houston)

Kim discussed the planned projects to be completed prior to the 2015 pool season which includes pool deck resurfacing and replacement of older pool furniture. Swim at your own risk will be continued as well as use of the saline system.

Kim mentioned that all residents are encouraged to attend the Opening Day pool party, tentatively scheduled for Saturday, May 9th from noon to 2 pm which is paid for from the pool profits and are a service to all residents. The pool will be opening in late-April and closing in late-October; extended by the “swim at your own risk” initiative. Kim will be doing more research on the continuation of the “swim at your own risk” initiative.

Kim added that pool memberships will be sought in early-March 2015 with packets being mailed out and access to the membership forms on www.jcoanews.com at that time.

In response to a question, Kim estimated that approximately 200 of the 580 JCOA residents use the pool and there are 60-70 non-residents that pay \$495 per year to use the pool. The non-resident dues for the 2015 pool season will remain the same as the 2014 rate.

h. Tennis Committee (Yolanda Leahy)

Yolanda mentioned that she has an excellent relationship with the tennis pro, Xavier Pique, and has been cultivating that relationship for the benefit of all Jones Creek residents.

Yolanda stated that minor cracks in the tennis court were not spreading and is keeping in contact with the tennis court vendor. Wind screens and scoreboards were replaced last year.

i. Architectural Control Committee (Tripp Nanney)

Tripp discussed the activities of the ACC. He is presently working on mailbox conformity to United States Postal Services specifications and to establish uniformity throughout the subdivision. He is looking at various options and will present pictures and specifications once they are available.

In response to a question, Tripp mentioned that oversight is still being performed at the 4148 Hammonds Ferry Road construction site, which will reach its 8th year of activity in March 2015. All remaining work is in the interior of the house, which helps with its curb appeal.

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j. Covenants Committee (Derek Colligan)

Derek briefly discussed the covenant enforcement process which involves sending a certified letter to anyone that operates outside of the constraints imposed by the covenants, followed by a letter from the Jones Creek attorney, Charles Huggins.

Derek stated that usual infractions involve boats on property or driveways and poor home and property maintenance practices.

k. Landscaping (Earl Williams)

Earl reported that all is going well with landscaping and both of the landscape contractors, Jack Blue and Keith Anderson continue to do a very credible job.

Earl discussed the water and icing issue at Fury's Ferry Road entrance which is caused by a spring and the road being at a low point. He is working with the county to resolve this problem.

Earl indicated that 2015 Masters landscaping improvement projects will be starting soon with the landscape contractors bringing pine straw in and looking to improve upon some water drainage issues. The Park Chase Right-of-Way will be refurbished and different trees will be planted at the Evans-to-Locks Road entrance.

Earl briefly discussed the ideas associated with the Hammonds Ferry Road walkway which needs repair. One possibility is to remove existing walkway and build a new one on the other side of the road where there are fewer tree roots.

l. Community Watch (John McLeod)

John reported on community watch activities. More "Lock it or Leave it" signs will be posted throughout the subdivision.

John stated that the cameras of the security system are vastly improved and can now read license plates at night to the precision needed by the Sheriff to prosecute.

John mentioned that there have been very few car break-ins at JCOA as most residents do lock their cars. He also encouraged residents not to leave their garage doors open.

m. Recreation: JCOA-Sponsored Events in 2014 (Susan Salisbury)

Susan reported on the success of the Breakfast with Santa and New Year's Eve Party events that took place in December 2014. Both were well-attended.

Susan mentioned that the annual JCST Yard Sale will be on March 14, 2015 this year.

Susan indicated that this year's events will be kicked off with an Easter Egg Hunt on Sunday, March 29, 2015. The opening day pool party is scheduled on May 9, 2015 and other events will be announced during the year and posted on the web site.

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n. Welcoming (Kent Gilbreath for Teresa Tiller)

Kent, for Teresa Tiller, discussed the role of the Welcoming Committee which continues its work on providing welcome baskets and information to more than 25 new JCOA residents. Kent mentioned that the annual Newcomers Dinner Party was held on November 3, 2014 and was again very successful.

o. Magruder Landing (Barbara Headrick)

Barbara Headrick, the Magruder Landing representative on the JCOA Board, indicated that there are no outstanding major issues and all is going well between the Magruder Landing Homeowners Board and the JCOA Board.

Barbara thanked the JCOA Board for assisting in the ice storm clean-up of Magruder Landing properties and indicated that landscaping at the Magruder Landing entrance looks beautiful.

p. Willow Lake (Andy Davis)

Andy Davis, the Willow Lake representative was unable to attend the meeting.

VIII. OTHER BUSINESS

Other Matters form the Floor

1. New lanes, signs and turning lanes will soon be put in by the County at the Evans-to-Locks Road entrance to limit waiting times. Randy Pritchett is the County point-of-contact.
2. Harry Pund gave kudos to the Christmas decoration work that Paul led this year.
3. Trudie responded to a request for a count of JCOA homeowners. She indicated that there are 580 total homes and lots and 21 undeveloped lots.
4. Chris Noah shared that Fury's Ferry Road will soon be widened to the bridge over the Savannah River and the County Planning Commission is beginning to look at widening Evans-to-Locks Road to 4 or 5 lanes.

IX. ADJOURNMENT

Since all matters in the agenda were appropriately addressed, a motion to adjourn was MSV at **8:46 p.m.**

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The following are attached to these minutes:

1. Attachment I: Minutes of the February 3, 2014 Annual Meeting (18 pages).
2. Attachment II: 2014 Income and Expense Statement for the General Fund and 2015 Budget (2 pages).

Respectfully Submitted,

Carl A. Mazzola

Carl Mazzola
JCOA Board Secretary

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Attachment I

The 28th Annual Meeting of the JCOA was held at the Jones Creek Golf Club Clubhouse on **Monday, February 3, 2014.**

JCOA Board Members Present (11)

Kent Gilbreath (President)
Jim Pawlak (Vice-President)
Carl Mazzola (Secretary)
Chris Brennan (Tennis Committee)
Derek Colligan (Covenants Committee)
Andy Davis (Willow Lake Board Liaison)
Kim Houston (At-Large Member)
John McLeod (Community Watch Committee)
Tripp Nanney (Architectural Control Committee)
Susan Salisbury (Recreation Committee)
Earl Williams (Landscaping Committee)

JCOA Board Members Absent (5)

Trudie Gill-Keenly (Treasurer)
Tambra Craven (Pool Committee)
Barbara Headrick (Magruder Landing Board Liaison)
Heide Martin (At-Large Member)
Teresa Tiller (Welcoming Committee)

Guest (1)

Ray Mundy, Jones Creek Golf Club

JCOA Residents (22)

I. CALL TO ORDER AND INTRODUCTIONS (Kent Gilbreath)

Call to Order: Kent Gilbreath, JCOA Board President since August 2001, welcomed everyone and called the meeting, which was held in the restaurant of the Jones Creek Golf Club, to order at **7:08 p.m.** 11 of the 16 Board members, 22 homeowners and 1 of the 2 owners of the Jones Creek Golf Club were in attendance which met the requirements of a quorum. The By-Laws define a quorum as 5% of the homeowners. Since there are 584 homeowners, 30 are required for a quorum and 33 homeowners were in attendance. The attendance for this annual meeting was smaller than last year's annual meeting.

Board Member Introductions: Kent Gilbreath, JCOA President, introduced each of the other 10 Board members that were in attendance and briefly described their specific functions and how they each served the homeowners in discharging their duties.

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II. JONES CREEK GOLF COURSE WELCOME (Ray Mundy)

Kent introduced Ray Mundy, one of the Jones Creek Golf Club owners, who is again hosting this annual meeting without cost to the JCOA. In spite of the continued poor economy, Ray mentioned that the Golf Club continues to hold its own financially after 5 years under his and Greg Hemann's ownership, and the restaurant business is expanding beyond the successful Italian Night dinners on Tuesdays.

The status of the November 17, 2009 Golf Course legal action against the County and CSX Railroad continues to take a very long time to litigate in Federal Court and there have been 4 settlements to simplify the case. It is expected to be resolved this year. This lawsuit has its genesis in storm water siltation impacts to the Golf Course's 11th Hole next to the Willow Lake subdivision. Ray is hopeful that this lawsuit will be favorably resolved soon.

Ray confirmed that there continues to be a good relationship between the golf course ownership and the JCOA Board, which will continue to be cultivated over the upcoming years. He stated that all homeowners are welcome to use the clubhouse and its amenities.

III. SUMMARY OF FEBRUARY 4, 2013 MINUTES (Carl Mazzola)

Carl Mazzola, JCOA Board Secretary since 1999, indicated the 17-page minutes from the February 4, 2013 JCOA Homeowners Annual Meeting was posted on the web page. Carl condensed these minutes and provided them as handouts. Carl summarized and highlighted the contents of the condensed minutes, which can be referenced in Attachment I, and invited those residents that had not yet read the minutes on the web page, to do so at their leisure.

The minutes were accepted as presented with one correction (i.e., first page, the year of the meeting should have been 2013).

IV. TREASURER'S REPORT (Kent Gilbreath for Trudie Gill-Keenly)

Jim and Kent presented the Treasurer's Report and discussed relevant financial matters including a review of the 2013 elements by category and showed that the JCOA continues to be in healthy financial shape. The reserve stands at \$122,581.84. The Board believes that a financial reserve of at least \$100,000 represents a good fiduciary practice. The reserves are there to meet unexpected expenditures without having to initiate an undesirable special assessment. Carl reminded everyone that there were substantial costs to JCOA in the aftermath of the January 2004 ice storm.

Kent shared that the Board has initiated a fiduciary accountability practice in which the Treasurer always presents a copy of the latest bank statement which can then be compared to the financial report. This practice is supported by our Treasurer and was called out by an independent auditor as a best practice in a March 2013 audit.

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Jim stated that the overall costs of running the affairs of Jones Creek again came in under budget; the continued result of prudent spending in all segments of the budget and additional revenues from the new homes and properties in Willow Creek II. The remainder of the \$53,289 tennis court expenditure that began in 2011 was recovered. The 2012 and 2013 Income and Expense Statement for the General Fund can be located in Attachment II.

Jim then presented the proposed General Budget for 2014. The 2014 budget shows expected revenues of \$227,745 and projected operating expenses of \$191,760. This provides as much as \$36,015 for additional project work and that an additional \$20,000 has already been designated for 2014 projects. Kent encouraged the residents in attendance to contact the Board with ideas for additional projects which will be considered based on their merit. The 2014 Budget can be located in Attachment III.

Jim also mentioned that 218 families have paid their \$325 annual dues so far and that there is still 25 days left to pay at the discounted price.

V. NOMINATING COMMITTEE (Carl Mazzola)

Carl Mazzola, the Nominating Committee Chairman, discussed the work of the nominating committee and presented the following seven Board members and their positions that are up for consideration at this meeting. An All Call was made prior to the meeting inviting any resident to contact Kent if there was interest in being placed on the slate for possible election to an Officer and Board position.

The 7 positions that were up for election to a two-year term, ending at the February 1, 2016 Annual Meeting, were each discussed by Carl and the following chronicles the results:

1. Jim Pawlak was presented for consideration for a new 2-year term as Vice-President and was unopposed;
2. Trudie Gill-Keenly was presented for consideration for a new 2-year term as Secretary and was unopposed;
3. John McLeod Chairperson was presented for consideration for a new 2-year term as Neighborhood Watch Chairperson and was unopposed;
4. Tripp Nanney was ratified for a 2-year term as the Architectural Control Committee Chairperson, as he had finished out the 2-year term of Arch Carter, and was unopposed;
5. Heide Martin had declined to run again for a 2-year term as an At-Large member and Paul Dainer was elected to this Board position;
6. Susan Salisbury was presented for consideration for a 2-year term as Recreation Committee Chairperson and was unopposed; and,
7. Chris Brennan was presented for consideration for a 2-year term as the Tennis Committee Chairperson. Yolanda Leahy and Arch Carter also expressed a desire to run for this position. After each candidate made a statement as to why they were interested

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in the position and how they would exercise their duties, Yolanda Leahy was elected to this Board position.

The following Board members, not up for consideration this year, will be up for consideration at the February 2, 2015 Annual Meeting (date to be confirmed) for February 2015-February 2017 service. They are:

1. Kent Gilbreath (President);
2. Carl Mazzola (Secretary);
3. Earl Williams (Landscape Committee Chairperson);
4. Tamba Craven (Pool Committee Chairperson);
5. Kim Houston (At-Large Member);
6. Teresa Tiller (Welcoming Committee Chairperson); and,
7. Derek Colligan (Covenants Committee Chairperson).

The Magruder Landing and Willow Lake Board representatives, Barbara Headrick and Andy Davis, respectively, are elected by their own homeowners association and serve as liaisons to the JCOA Board with full voting rights. They are each elected by their own homeowners associations.

Kent encouraged all meeting attendees to assist the Board in its work and mentioned that it would really help the Board and its workload for other JCOA residents to step up and fill out the standing committees; as well as to volunteer to assist on special projects.

VI. OLD BUSINESS

Carl Mazzola indicated that there was no old business items that remained from the February 4, 2013 Annual Meeting.

VII. NEW BUSINESS

A. President's Report (Kent Gilbreath)

- i. Kent discussed the 2013 projects and highlights from the past year which was a good year for JCOA. He mentioned that the saline system for the pool is working very well and no one misses the smell of chlorine on their skin. The electronic gate and proximity badging system is also working very well.
- ii. Kent mentioned that the new signs at both entry ways have received many positive comments and thanked Susan Salisbury for all the work she invested in this project which resulted in a positive outcome.
- iii. Kent mentioned that a lawsuit was served on a JCOA Board member that had to address land clearing issues as part of his Board responsibilities. Legal counsel for our Directors and Officers insurance company, Travelers of Atlanta, GA, has responded to the claim

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and have filed a summary disposition with the judge who has asked the plaintiff to respond.

- iv. Kent said that replacing tennis court lights is very expensive as a man lift is needed.
- v. Kent mentioned that the security camera system has not performed well enough at a high enough quality to provide the Sheriff with enough evidence to prosecute vandals, thieves, and others that are challenged by law and order. Accordingly, the security system will soon be upgraded to enable better nighttime photography of license plates of vehicles exiting the subdivision.
- vi. Kent indicated that the popular “swim at your own risk” decision, that has extended the pool season, will be continued in 2014.
- vii. **Discussion of 2014 Potential Projects and New Initiatives:** Kent again encouraged the homeowners to contact the Board with ideas for capital improvements for 2014, as there is a small amount of discretionary money available for worthy projects. Some 2014 projects already started or planned include: (1) Replacement of damaged asphalt sidewalks on Hammonds Ferry Road with concrete; (2) Movement of Heritage Ridge marker and re-landscaping; (3) security system enhancements; and, (4) refurbishment of baby pool.

B. Vice-President’s Report

Jim Pawlak mentioned that he is periodically involved in the Dues Reassessment Committee which does not have to meet in the near future due to the financial health of JCOA. He also leads the Long-Range Planning Committee and has led a prior effort to have the county install speed humps to several of the Columbia County roads in Jones Creek.

C. Architectural Control Committee (Tripp Nanney)

- i. Tripp Nanney discussed the activities of the ACC. The key concepts that he uses for his decisions are conformity and uniformity with the objective of ensuring that neighbors home values are not potentially impacted by the architectural change. If these overarching criteria are met, approvals are likely. However, each architectural modification is treated fairly on a case-by-case basis.
- ii. Tripp also wants to maintain a quick service review policy so as not to temporally impact any project beyond what is required for making an informed decision.
- iii. Tripp indicated that oversight is still being performed at the 4148 Hammonds Ferry Road construction site, which will reach its 7th year in March 2014. Since all remaining work is in the interior of the house, there are no eyesores to the nearby neighbors.

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D. Covenants Committee (Derek Colligan)

- i. Derek Colligan briefly discussed the covenant enforcement process which involves sending a certified letter to anyone that operates outside of the constraints imposed by the covenants, followed by a letter from the Jones Creek attorney, Charles Huggins.
- ii. Derek indicated that the covenant's primary function is to protect the property values of all Jones Creek residents.
- iii. Derek stated that usual infractions involve boats on property or driveways and poor home and property maintenance practices.

E. Pool Committee (Kent Gilbreath for Tambra Craven)

- i. Kent briefly described the success of the new pool management contractor.
- ii. Kent mentioned that we will continue the use of the new entry gate and its electronic access proximity card system which has worked successfully so far.
- iii. Kent mentioned that all residents are encouraged to attend the Opening Day pool party on Saturday, May 10th from noon to 2 pm which is paid for from the pool profits and are a service to all residents. The pool will be opening in late-April and closing in late-October; extended by the "swim at your own risk" initiative.
- iv. Kent added that pool memberships will be sought in early-March 2014 with packets being mailed out and access to the membership forms on www.jcoanews.com at that time.

F. Tennis Committee (Chris Brennan)

- i. Chris Brennan was no longer available to discuss tennis as he had left the meeting. Yolanda Leahy, the new Tennis Committee Chairperson, mentioned that she has an excellent relationship with the tennis pro, Xavier Pique and is looking forward to cultivating that relationship for the benefit of all Jones Creek residents.
- ii. Kent stated that the cracks in the tennis court were spreading due to the cold winter weather and there was only a month to go on the 3-year warranty. Yolanda indicated that she would follow up on Chris' initial contact with the tennis court vendor.
- iii. Yolanda also stated that she would look into having the water fountain, nearby the courts, repaired.

G. Landscaping (Earl Williams)

- i. Earl Williams reported that all is going well with landscaping and both of the landscape contractors, Jack Blue and Keith Anderson continue to do a very credible job.
- ii. Earl mentioned that any resident who wishes to hire a reputable tree cutter should contact him.

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- iii. Earl stated that even though it has been a very cold winter, the flower beds are all doing well. The beds are being replaced at McKinnes' Branch entry now that the insurance settlement from AT & T for the water damage has been received.
- iv. Earl indicated that 2014 Masters landscaping improvement projects will be starting soon with the landscape contractors bringing pine straw in and looking to improve upon some of the drainage issues.

H. Recreation: JCOA-Sponsored Events in 2013 (Susan Salisbury)

- i. Susan Salisbury reported on the success of the Breakfast with Santa and New Year's Eve Party events that took place in December 2013. The latter event was attended by 90 people. Both were well-attended and well-liked by the attendees.
- ii. This year's events will be kicked off with an Easter Egg Hunt on an April Saturday before Easter Sunday, which is April 20th this year. The opening day pool party is scheduled soon after on May 10, 2014. Other events will be announced during the year.
- iii. Susan mentioned that the Annual Yard Sale that supports the Sharks Swim Team will be held on March 15 this year.

I. Welcoming (Kent Gilbreath for Teresa Tiller)

- i. Kent, for Teresa Tiller, discussed the role of the Welcoming Committee which continues its work on providing welcome baskets and information to all new JCOA residents.
- ii. Kent mentioned that the annual Newcomers Dinner Party was held on November 4, 2013 and was very successful.

J. Community Watch (John McLeod)

- i. John praised the work of the Sheriff's Department for its drug bust on a Willow Lake property last spring.
- ii. John McLeod invited everyone to contact the Sheriff's office when they are going out of town and avail themselves of the free community service provided by the Sheriff where a deputy will check in on their homes three times per day.
- iii. John also invited anyone interested to volunteer in the Jones Creek community watch program.
- iv. John encouraged all homeowners in attendance to not be afraid of reporting suspicious activities directly to the Sheriff. All calls will be treated as anonymous. The Sheriff has plainclothes detectives that walk Jones Creek streets.

K. Security Systems (Kim Houston)

- i. Kim Houston discussed the security cameras and her role in viewing film after an incident which includes strange vehicles remaining parked near resident's houses.
- ii. Kim mentioned that trial cameras are being installed for the security upgrade project.

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L. Communications: JCOA Scorecard (Carl Mazzola)

- i. Carl mentioned that the January 2014 Scorecard was recently posted on the web page and that the next Scorecard will be published and posted in May 2014. The Scorecard will be mailed out to each resident since most do not access it on the web page.
- ii. Carl shared that the Scorecard is a means where the Board can communicate with the Jones Creek homeowners on at least three occasions between annual meetings and invited residents to contribute to it.
- iii. It was suggested by a resident that 3-1-1 flyers from Columbia County be included in the next Scorecard mailing.

M. Communications: JCOA Website (Kent Gilbreath for Trudie Gill-Keenly)

- i. Kent briefly discussed the contents of the www.jcoanews.com web site which continues to be used by more and more homeowners. It is available to most of the 584 households; as virtually all Jones Creek residents have Internet service providers.
- ii. Kent emphasized the "Contact Us" segment of the web page. These have been viewed by Heide Martin and forwarded to the appropriate Board member for disposition. Paul Dainer will be taking over that function for the next 2 years.

N. Magruder Landing (Barbara Headrick)

Cal Headrick for Barbara Headrick, the Magruder Landing representative on the JCOA Board, indicated that there are no outstanding major issues and all is going well between the Magruder Landing Homeowners Board and the JCOA Board.

O. Willow Lake (Andy Davis)

Andy Davis, the new Willow Lake representative, discussed the progress of Willow Lake – Phase II, indicating that all 43 lots have been sold and 3 houses are presently under construction.

VIII. OTHER BUSINESS

Other Matters from the Floor

- i. A resident asked about the foreclosed property on Cloisters Way and whether dues had been recovered. This road has now become a county road.
- ii. A resident requested that the Board call 3-1-1 to request the county to replace old street signs.

IX. ADJOURNMENT

Since all matters in the agenda were appropriately addressed, a motion to adjourn was MSV at **8:45 p.m.**

The following are attached to these minutes:

1. Attachment I: Minutes of the February 4, 2013 Annual Meeting (18 pages).

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2. Attachment II: 2012 and 2013 Income and Expense Statement for the General Fund and Pool Fund and 2014 Budget (2 pages).

Respectfully Submitted,

Carl A. Mazzola

Carl Mazzola
JCOA Board Secretary