

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 16-01; January 10, 2016 @ 1400**

On **January 10, 2016**, the JCOA Board held its **third** meeting since the February 2015 Annual JCOA Homeowners meeting; it was also the **first** meeting in the Year 2016.

**Board Members Present (13)**

- **Kent Gilbreath** (President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Paul Dainer** (At-Large Member: Contact Us)
- **Andy Davis** (Willow Lake HOA Chairman)
- **Barbara Headrick** (Magruder Landing HOA Chairman)
- **Kim Houston** (Pool Committee)
- **Ed Leahy** (At-Large Member)
- **John McLeod** (Neighborhood Watch Committee)
- **Tripp Nanney** (Architectural Control Committee)
- **Susan Salisbury** (Welcoming Committee)
- **Earl Williams** (Landscape Committee)
- **Regena Williamson** (Recreation Committee)

**Board Members Absent (3)**

- **Jim Pawlak** (Vice-President)
- **Derek Colligan** (Covenants Committee)
- **Yolanda Leahy** (Tennis Committee)

**Guests (0)**

**Minutes**

1. Kent Gilbreath called the meeting to order at **2:02 p.m.**, which was held at the Jones Creek Golf Club Clubhouse. Kent noted that 13 Board members were present which constituted a quorum and stated all Board business can be appropriately conducted.
2. Kent announced that the 30<sup>th</sup> Annual Meeting of the JCOA has been scheduled for Monday, February 8, 2016 at 7:00 pm at the Clubhouse. Carl Mazzola has included this announcement in the January 2016 Scorecard.
3. Carl presented the September 27, 2015 meeting minutes and requested its acceptance. It was moved by Barbara and seconded by Ed to accept the minutes as presented. Trudie will post it on our website, [www.jcoanews.com](http://www.jcoanews.com).
4. Trudie Gill-Keenly reviewed the income and expenses and budgets for the JCOA Fund for the period ending December 31, 2015. JCOA continues to be financially healthy, even though it has outlaid much of its fund to recover from the February 2014 ice storm and the major repairs to the pool. It will meet its goal of keeping a reserve greater than \$50,000.
5. All JCOA officers and executive committee members in attendance verified the bank balance in the Treasurer's Report of \$84,510.43 was the same amount as shown in both active JCOA financial instruments. The Treasurer's Report was accepted as presented.

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6. Trudie presented the draft 2016 Budget. There was much discussion involving the pool refurbishment project and the selection of landscaping contractors, and three separate line items were adjusted. The Board unanimously approved the 2016 Budget with those revisions. Trudie will make the changes and present the 2016 Budget at the Annual Meeting.
7. Trudie mentioned that she had sent out the 2016 dues on January 6, 2016 to the 579 JCOA residents/lot owners. The total was reduced by 1 when a resident who owned 2 adjoining lots worked with the County to combine them into 1 lot.
8. Kent discussed the status of the lawsuit filed by Tony Ammar against Arch Carter, Kent Gilbreath and Jim Pawlak; enjoining the entire JCOA community, for harassment and pain and suffering while attempting to build a home on Smithfield Creek in 2008. The JCOA Atlanta-based legal team filed a summary disposition which has been challenged by the plaintiff, and these attorneys have filed a rebuttal and requested that a summary disposition be approved. A response from the judge has not yet been received. No new developments since the last meeting. **ACTION 13-01: Kent to monitor progress on lawsuit.**
9. Due to the pool refurbishment project, there is insufficient 2016 budget for repaving the existing Hammonds Ferry Road walkway to mitigate safety hazards. Yolanda Leahy and Ed Leahy have dug out major roots that had erupted through the walkway and Kim Houston will spray paint any areas where remaining tree roots have emerged. These actions should make the walkway safer to travel on. **ACTION 15-07: Kim to spray paint tree root areas until walkway can be replaced or repaired.**
10. The Heritage Ridge sign repair will remain where it is and will be surrounded with low maintenance flowers and shrubs and the area restored to natural surroundings. The stonework will be saved. The Board unanimously authorized an amount to not exceed \$1,000 to cover expenses of the repairs and flower planting. Tripp Nanney, Ed Leahy and Yolanda Leahy have volunteered to oversee the work. **ACTION 14-02 can be closed.**
11. Winter icing at the Fury's Ferry Road entrance resulting from the freezing of water from a nearby overflowing spring has been abated. A French drain was installed to remediate the problem and the County installed an underground line to drain the water across Hammonds Ferry Road to an existing sewer and resloped Fury's Ferry Road to complete the repairs. **ACTION 15-04 can be closed.**
12. The Landscaping Subcommittee of Earl Williams, Jim Pawlak and Kent developed Statements of Work for the Mow and Blow (Incumbent: Anderson) and Entrance and Islands (Incumbent: Blue) contracts. Three bids for Mow and Blow and one bid for Entrance and Islands were received in December, and the Landscape Subcommittee made a recommendation. However, a final decision could not be made until the Board met. To bridge the gap on the expiring contracts, they were extended for thirty days. After much discussion on the bids received, the Board approved the Landscaping Committee recommendation that the two incumbent contractors should be selected for 3-year contracts. The Mow and Blow contract vote was 10 affirmative and four negative,

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while the Entrance and Islands vote was 9 affirmative, 4 negative and one abstention.

**ACTION 15-08 can be closed.**

13. Susan Salisbury indicated that the November 2, 2015 Newcomer's Dinner was a success.  
**ACTION 15-09 can be closed.**
14. The pool needed significant repairs due to confirmed leaks and proposals were received. The Pool Subcommittee of Kim Houston, Carl and Kent studied the options and a contractor was selected after unanimous approval was obtained through an e-mail Board vote. Work is moving along nicely. **ACTION 15-10 can be closed.**
15. Kim mentioned that the deep end of the pool repair should cost less than \$200, which is about a \$3,700 savings from the earlier estimate. Kim proposed that \$1,600 of the savings go towards repairing the coping and tile of the children's pool. The Board unanimously approved this transfer of funding.
16. The water bill for the Evans-to-Locks entrance has not been excessively high since switching to County water due to a three-month period of above normal rainfall. However, water bill monitoring will continue and Jack Blue will continue to be asked to be more frugal in watering consumption. **ACTION 15-11: Trudie and Earl to monitor water bill and Jack Blue's water consumption.**
17. Illegal dumping at the Foster's Court - Hammond's Ferry Road Georgia Power transmission line corridor by yard waste contractors has occurred. Yolanda will have a no dumping sign with a Jones Creek logo made up and installed. **ACTION 15-12: Yolanda to install no dumping sign at Foster's Court and Hammond's Ferry.**
18. Carl reported on Nominating Committee activities and provided a list of the 7 Board positions that will be voted on at the Annual Meeting. 5 of the Board members affirmed their intention to run for another 2-year term. Carl and Kent will complete the Nominating Committee work and present the candidates at the upcoming Annual Meeting. **ACTION 16-01: Carl to complete Nominating Committee list of candidates.**
19. Carl reviewed the Annual Meeting agenda and incorporated comments. He will complete development of the handout package which will be the agenda, summary minutes from the 2015 Annual Meeting, 2014 and 2015 financial report and 2016 budget. The package will be printed and Carl will bring 75 copies to the Annual Meeting. **ACTION 16-02: Carl to complete Annual Meeting package.**
20. Carl mentioned that he has completed the January 2016 Scorecard and has sent it to Trudie for a minor edit. Trudie will complete the Scorecard and have it printed and mailed to each JCOA resident and post it on the webpage. **ACTION 16-03: Trudie to post Scorecard and print and mail to each resident.**
21. Kim mentioned that the long period that the pool is open and other factors are attracting many non-residents from other neighborhoods to join the pool.
22. Ed reported that all is going well with the tennis courts and with our relationship with the Tennis Pro, Xavier Pique. The cracks are not getting any worse and new nets have been installed. No significant damage resulted from the rollerblading vandal.

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23. Kent spoke on the new Next Door Jones Creek social media that several residents have been invited to use. The Board does not endorse this social medium nor discourage its use by Jones Creek residents.
24. Ken reported on a Hannah's Crossing dog nuisance incident in October 2015. The matter was resolved in the Columbia County court system.
25. Kent briefly discussed that there was damage to the 11<sup>th</sup>, 12<sup>th</sup>, 13<sup>th</sup> and 17<sup>th</sup> holes of the Golf course and a Jones Creek island by nighttime vandals. The January 2016 Scorecard documents the Jones Creek Island damage and requests witnesses to report what they may have seen to the Board.
26. Paul Dainer will call the County to determine when it intends to widen Evans-to-Locks Road to 5 lanes.
27. Susan Salisbury reported on Welcoming Committee activities. 18 new residents that were welcomed since mid-September 2015 will be listed in the January 2016 Scorecard. Susan requested that the January 2016 Scorecard also inform residents that Ladies Bunco will be starting up soon.
28. Paul suggested that the Board look into whether it wants to gain some revenue with posting paid ads on our website. This matter will be placed on the agenda for the first Board meeting after the Annual Meeting.
29. Ed reported on the camera security system. A resident on Tindall Road expressed thanks for being able to look at the security tapes to determine who may have stolen hunting equipment.
30. Paul reported on Contact Us requests that he facilitates.
31. John McLeod reported on Neighborhood Watch Committee. There was an incident when a visitor from Fort Lauderdale, FL repeatedly jumped on a resident's car hood and spent the weekend in jail for his indiscretion. There have been 6 car break-ins in which all cars were outside and unlocked. John's article in the January 2016 Scorecard reminds residents of the Lock It or Lose It program.
32. Tripp Nanney reported on Architectural Control Committee actions.
33. Regena Williamson reported on Recreation Committee events. The Breakfast with Santa and New Year's Eve Party were both very successful and well-attended. The next event is the Easter Egg Hunt scheduled for Saturday, March 26, 2016.
34. Barbara Hedrick reported on the Magruder Landing HOA and indicated no significant issues.
35. Andy Davis reported on the Willow Lake HOA and also indicated no significant issues. Willow Lake Phase II is virtually complete with 40 of the 43 lots developed. There is an abutting 7-acre parcel being marketed for \$900,000. When it is sold and development plans are filed with Columbia County, the Board may contact the developer to explore synergies.

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- 36. Derek Colligan was unavailable to report on Covenants Committee activities.
- 37. A motion to adjourn was moved, seconded and voted at **3:45 pm**.
- 38. The next Board meeting is the 30<sup>th</sup> Annual Meeting which will be held at the **Clubhouse at 7:00 pm, February 8, 2016**.
- 39. During this meeting, 3 new actions was opened (**maroon**), 5 actions were closed (**blue**), and 4 actions were carried over (**green**). The 7 open actions are as follows:

- 13-01: Kent to monitor progress on lawsuit**
- 15-07: Kim to spray paint tree root areas until walkway can be replaced or repaired**
- 15-11: Trudie and Earl to monitor water bill and Jack Blue's water consumption**
- 15-12: Yolanda to install no dumping sign at Foster's Court and Hammond's Ferry**
- 16-01 Carl to complete Nominating Committee list of candidates**
- 16-02 Carl to complete Annual Meeting package**
- 16-03 Trudie to post Scorecard and print and mail to each resident**

**Attachments:** None. Financial reports are available upon request from the Treasurer.

Respectfully Submitted,

*Carl A. Mazzola*

Secretary