

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 15-01; January 25, 2015 @ 1400**

On **January 25, 2015**, the JCOA Board held the **sixth** meeting since the February 2014 Annual JCOA Homeowners meeting; it was also the **first** meeting in the Year 2015.

Board Members Present (12)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Paul Dainer** (At-Large Member: Contact Us)
- **Barbara Headrick** (Magruder Landing HOA Chairman)
- **Kim Houston** (Pool Committee)
- **Yolanda Leahy** (Tennis Committee)
- **John McLeod** (Neighborhood Watch Committee)
- **Tripp Nanney** (Architectural Control Committee)
- **Susan Salisbury** (Recreation Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (3)

- **Derek Colligan** (Covenants Committee)
- **Andy Davis** (Willow Lake HOA Chairman)
- **Teresa Tiller** (Welcoming Committee)

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order at **2:00 p.m.**, which was held at the Jones Creek Golf Club Clubhouse. Kent noted that 12 Board members were present which constituted a quorum and stated that all Board business can be appropriately conducted.
2. Carl Mazzola presented the December 14, 2014 meeting minutes and requested their acceptance as presented. It was moved by Barbara and seconded by Jim to that effect; which passed unanimously. Upon their acceptance, Trudie Gill-Keenly will now post it on www.jcoanews.com.
3. Trudie Gill-Keenly reviewed the income and expenses and budgets for the combined Jones Creek Owners Association (JCOA) General/Pool Fund for the period ending December 31, 2014. JCOA continues to be financially healthy, still operating above its \$100,000 reserve threshold.
4. All JCOA officers and executive committee members in attendance verified that the bank balance in the Treasurer's Report of \$112,008.50 was the same amount as shown in active JCOA financial instruments. The Treasurer's Report was accepted.

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5. Trudie presented the draft 2015 budget which was reviewed in context with amount projected for 2015 projects. Two changes to the draft budget were moved, seconded and voted in the affirmative: (1) increase recreation line item from \$3,000 to \$3,800 to be more in line with the 2014 budget (passed 7-5); and, (2) increase maintenance line item from \$4,000 to \$13,000 (passed 10-2). Trudie will make these revisions and the revised 2015 budget will be presented at the February 2, 2015 Annual Homeowners Meeting.
6. During the last meeting, Kent discussed a list of possible 2015 projects. There is a budget of \$40,000 for 2015 and \$12,000 left over from 2014 project monies for a total of \$52,000 that is available. The following projects were approved: (1) pool tile and replacement for \$18,000; (2) final annual payment for pool salt system for \$8,900 (committed cost); (3) completion of landscaping work at Evans-to-Locks Road entrance and Park Chase entrance for \$6,000 (committed cost); (4) landscaping work at Park Chase south for \$6,000, for a total of \$38,900. Additional projects were discussed and tabled for further review at later meetings. These include: (1) Hammonds Ferry path reconstruction design drawings and permits (\$8,400); (2) Landscaping at Willow Lake entrance (\$11,800) and (3) Additional landscaping at Park Chase entrance (\$4,500).
ACTION 15-01: Revisit 2015 projects.
7. Trudie mentioned that 143 of 564 families have sent in their dues payments, which is ahead of last year's pace. She attributed the faster response to communications through the Scorecard being mailed to the homeowners, which heightened dues awareness. Approximately 20 inquiries on dues payments were received prior to the mailing of the dues letters.
8. As Nominating Committee chairman, Carl presented the following slate: **President:** Kent Gilbreath is running for another 2-year term; **Secretary:** Carl Mazzola is running for another 2-year term; **Landscaping Committee:** Earl Williams is running for another 2-year term; **Covenants Committee:** Derek Colligan is running for another 2-year term; **Welcoming Committee:** Susan Salisbury is running for a 2-year term which was vacated by Teresa Tiller's decision to not pursue another term; **Pool Committee:** Kim Houston, appointed to this capacity last summer, is running for another 2-year term; **At-Large Committee:** Kim Houston has vacated that position to becoming Acting Pool Committee Chairperson. No candidates have stepped forward so far; and, **Recreation Committee:** Susan Salisbury has vacated that position to run for Welcoming Committee Chairperson. Kathy Ham has been appointed for the remaining 1-yr of that term and will be ratified at the Annual Meeting. All JCOA homeowners attending the Annual meeting will have an opportunity to run for any of these positions, and will be alerted to positions available at the 2016 meeting in the September 2015 Scorecard. A question was raised as to whether teenagers ages 16-18 can run for any Board position, which they may not. However, they can serve as a member of any standing and special committee with Board approval. **ACTION 15-02: Conduct annual JCOA Board elections at Annual Homeowners Meeting.**

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9. Carl Mazzola led a discussion to complete preparations for the February 2, 2015 annual meeting. The draft agenda was approved and Carl will have the agenda, 2014 annual meeting summary and 2015 budget printed for the 2015 Annual Meeting. Kent mentioned that there will be fruit, vegetable and cheese snacks available for the residents that attend.
10. At an earlier meeting, 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 from 2008 to the present. The Atlanta-based legal team filed a summary disposition which has been challenged by the plaintiff. Our attorneys have filed a rebuttal to this challenge and have requested that a summary disposition be approved. They are still awaiting a response from the judge. Kent and Carl met with Mr. Ammar and our respective lawyers on September 25, 2014. No further discussion at this meeting. **ACTION 13-01: Kent to monitor progress on lawsuit.**
11. Paul Dainer provided an update to the lane width definition project at the Evans-to-Locks Road entrance project. The County will soon paint lane markers, move the stop sign to the left hand turn lane, and add a yield sign at the right-hand turn lane. The Fury's Ferry Road entrance is under Georgia Department of Transportation (DOT) jurisdiction since Fury's Ferry Road, which is Georgia Route 28, is a state route. Paul will follow up with Georgia DOT **ACTION 13-08: Paul to work with State DOT regarding turning lane definition at Fury's Ferry Road entrance.**
12. At an earlier meeting, Cal Headrick prepared a draft conceptual design and rough estimate for renovating the broken 4000-foot walking path with a 4-foot wide concrete path. Kent met with a local civil engineering firm who provided an \$8,400 proposal to develop engineering drawings to verify the conceptual engineering, identify required permits, and to develop bid packages. There was much discussion on whether the project should even be undertaken or delayed due to its likely high cost, the need to mitigate safety hazards from the existing walkway, and possibly demolishing the walkway and building a new walkway on the other side of the road since there are fewer trees there to create future root problems. It was determined that much more study would be needed and the matter was tabled **ACTION 13-10: Cal and Kent to oversee walking path renovation project.**
13. At an earlier meeting, there was a proposal to remove the Heritage Ridge sign and restore that area to natural surroundings and saving the stonework, which is estimated to cost \$1,000 without the land restoration. This project is on hold until Tripp Nanney discusses its merits with affected Heritage Ridge neighbors. No further discussion at this meeting **ACTION 14-02: Tripp to contact neighbors about moving Heritage Ridge sign and restoring the area.**

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14. The winter icing at the Fury's Ferry Road entrance results from the freezing of water from a nearby spring that overflows to the road. Jack Blue was tasked to install a French drain to remediate the problem, but this effort, poorly-timed with a rain storm led to a need to bail out hundreds of gallons of water in the trenches. The County has since installed an underground line to drain the water across Hammonds Ferry Road to an existing sewer and will complete the remaining work at a later date **ACTION 14-08: Earl to resolve Fury's Ferry Road entrance icing issue.**
15. There was some discussion about the Georgia Power initiative to renovate old lighting. Kent will call the County at 3-1-1 to find a Georgia Power point of contact to discuss renovation of Jones creek lighting. No further discussion at this meeting **ACTION 14-25: Kent to contact Georgia Power to discuss lighting renovation.**
16. At an earlier meeting, Tripp researched mailboxes and determined a cast iron mailbox with post and a wooden mailbox with post can be purchased for \$275 and \$250, respectively. He observed that JCOA mailboxes deviate from uniformity and the metal post size is not in conformance with USPS guidelines. USPS recommends a 2" metal post or a 4" wooden post, which means a waiver may be needed. Tripp will provide additional information at the next meeting to assist the Board in its determination as to whether there should be any changes in mailbox design. Should the Board approve new designs, JCOA residents will be informed of new mailbox and post options to consider when they have to replace their existing mailbox and/or post **ACTION 14-27: Tripp to present mailbox options at next Board meeting.**
17. Kim Houston reported on the pool and the progress of the repairs to get it ready for the 2015 swimming season. She mentioned that Rebecca St. Louis has decided to not return to the area which necessitates a need for a pool manager search. Carefree will be the 2015 pool contractor, under a 1-year term. Internal issues at Carefree appear to be manageable **ACTION 14-28: Kent and Kim to oversee pool repairs. ACTION 15-03: Kim to search for new pool manager.**
18. Carl mentioned that the Scorecard was completed on January 9, 2015, posted on the web and mailed out to all JCOA residents. There was one paid ad for \$37.50 **ACTION 14-29 can be closed.**
19. Trudie had earlier mentioned that the water bill for the Evans-to-Locks Road entrance was very high one month at \$821. Earl will contact the County and discuss with Jack Blue, our landscaping contractor. No discussion at this meeting **ACTION 14-30: Earl to investigate reasons for high water bill.**
20. Jim Pawlak and Earl Williams reported that a 1-year uncompleted extension of Anderson's mow-and-blow contract was signed at an increase of 5% to \$32,400/year. Initially, there was a desire to sign a 3-year agreement, but that was not acceptable to both parties. Jack Blue's contract was renewed at a rate of \$1,850/month with a flower allowance not-to-exceed \$20,000. The combined value of the maintenance contractor contracts is \$74,600.

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21. Trudie stated that the Board should strongly consider bidding both landscaping contracts and the pool contract because it's the professional way of doing business. It keeps things transparent and the suppliers honest. Kent cautioned that runs the risk of losing Jack Blue as he may not elect to bid.
22. Yolanda Leahy reported that no significant issues associated with the tennis courts.
23. Due to time constraints, reports from the Vice-President, Architectural Control Committee, Recreation Committee, Neighborhood Watch Committee, Magruder Landing HOA, and Contact Us, were not requested.
24. Reports from the Covenants Committee, Welcoming Committee, and Willow Lake HOA, were not made due to absences from these Board members.
25. A motion to adjourn was moved, seconded and voted at **4:26 pm**.
26. The next Board meeting is the February 2, 2015 Annual meeting to be held at the Clubhouse, beginning at 7:00 pm.
27. During this meeting 1 action was closed (**blue**), 3 new actions were opened (**maroon**), and 9 actions were carried over (**green**). The 12 open actions are listed below.

13-01: Kent to monitor progress on lawsuit.

13-08: Paul to work with State DOT regarding turning lane definition at Fury's Ferry Road entrance

13-10: Cal and Kent to oversee walking path renovation project

14-02: Tripp to contact neighbors about moving Heritage Ridge sign and restoring the area

14-08: Earl to resolve Fury's Ferry Road entrance icing issue

14-25: Kent to contact Georgia Power to discuss lighting renovation

14-27: Tripp to present mailbox options at next Board meeting

14-28: Kent and Kim to oversee pool repairs.

14-30: Earl to investigate reasons for high water bill

15-01: Revisit 2015 projects

15-02: Conduct annual JCOA Board elections at Annual Homeowners Meeting

15-03: Kim to search for new pool manager

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

Respectfully Submitted,

Carl A. Mazzola

Secretary