

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 16-02; March 20, 2016 @ 1400**

On **March 20, 2016**, the JCOA Board held its **first** meeting since the February 2016 Annual JCOA Homeowners meeting; it was also the **second** meeting in the Year 2016.

**Board Members Present (14)**

- **Kent Gilbreath** (President)
- **Gene Murdock** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Scott Adkins** (Treasurer)
- **Derek Colligan** (Covenants Committee)
- **Paul Dainer** (At-Large Member: Contact Us)
- **Barbara Headrick** (Magruder Landing HOA Chairman)
- **Kim Houston** (Pool Committee)
- **Ed Leahy** (At-Large Member)
- **Yolanda Leahy** (Tennis Committee)
- **John McLeod** (Neighborhood Watch Committee)
- **Susan Salisbury** (Welcoming Committee)
- **Earl Williams** (Landscape Committee)
- **Regena Williamson** (Recreation Committee)

**Board Members Absent (2)**

- **Andy Davis** (Willow Lake HOA Chairman)
- **Tripp Nanney** (Architectural Control Committee)

**Guests (0)**

**Minutes**

1. Kent Gilbreath called the meeting to order at **2:00 p.m.**, which was held at the Jones Creek Golf Club Clubhouse. Kent noted that 14 Board members were present which constituted a quorum and stated all Board business can be appropriately conducted.
2. Carl Mazzola presented the draft January 10, 2016 meeting minutes and requested its acceptance. It was moved by Paul and seconded by John to accept the minutes as presented. Trudie Gill-Keenly, JCOA Webmaster, will be asked to post it on our website, [www.jcoanews.com](http://www.jcoanews.com).
3. Carl Mazzola also presented the draft February 8, 2016 annual meeting minutes and requested its acceptance. It was moved by Yolanda and seconded by Kim to accept the minutes as presented. Trudie Gill-Kennedy, JCOA Webmaster, will be asked to post it on our website.
4. Scott Adkins reviewed the income and expenses for the period January 1, 2016-February 29, 2016. All JCOA officers and executive committee members in attendance verified the bank balance in the Treasurer's Report of \$167,395.25 was the same amount as shown in both active JCOA financial instruments. It was moved by Susan and seconded by Derek to accept the Treasurer's Report as presented.

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5. Scott has not had sufficient time to update the 2016 budget. He will provide the Board with this as soon as he fully assimilates his Treasurer duties. Kent projected that a reserve of \$66,000 is expected at the end of the year if the income and expenditures are on budget. **ACTION 16-04: Scott to update 2016 Budget.**
6. Scott indicated that he has filed for, and received, a 6-month extension until September 15, 2016, from the Internal Revenue Service with respect to this year's Federal taxes.
7. Kent mentioned that the 2016 dues were sent out on January 6, 2016 to the 579 JCOA residents/lot owners. 16 residents did not pay their dues by the February 29, 2016 date and will have to pay a higher rate. Kent will contact them prior to next deadline which is March 31, 2016.
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 still not yet been received. Kent has authorized our attorney, Charles Huggins, to contact the Atlanta lawyers to expedite this matter. **ACTION 13-01: Kent to monitor progress on lawsuit.**
9. Yolanda Leahy and Ed Leahy dug out major roots that had erupted through the Hammond's Ferry walkway and Kim Houston spray painted any areas where remaining tree roots have emerged. These actions have made the walkway safer to travel on. **ACTION 15-07 can be closed.**
10. The water bill for the Evans-to-Locks entrance has not been excessively high since switching to County water due to a five-month period of above normal rainfall. Water bill monitoring will continue and Earl Williams will also continue to encourage Jack Blue to be more frugal in watering consumption. **ACTION 15-11: Earl to monitor water bill and Jack Blue's water consumption.**
11. Illegal dumping at the Foster's Court - Hammond's Ferry Road Georgia Power transmission line corridor by yard waste contractors is still happening, even though Yolanda installed three no dumping signs. The Board approved the purchase of two additional signs to be placed in areas where dumping has recently occurred. **ACTION 15-12 can be closed.**
12. Carl Mazzola reported on Nominating Committee activities and provided a list of the 7 Board positions that were voted on at the Annual Meeting. Gene Murdock became the new Vice-President and Scott Adkins became the new Treasurer. The Board welcomed both of them to the team. **ACTION 16-01 can be closed.**
13. Carl completed development of the handout package which was the agenda, summary minutes from the 2015 Annual Meeting, 2014 and 2015 financial report and 2016 budget. The package was printed and provided at the Annual Meeting. **ACTION 16-02 can be closed.**

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14. Carl mentioned that the January 2016 Scorecard was completed and mailed to the 579 JCOA families. **ACTION 16-03 can be closed.**
15. Regena Williamson reported on Recreation Committee events. The next event is the Easter Egg Hunt scheduled for Saturday, March 26, 2016, beginning at 3 pm. If rain occurs, the event will be moved to the porch area of the Clubhouse. Set up will begin at 2:30 pm. Regena has arranged for the photographer, Easter bunny, face painters and needs some help with deploying the eggs. **ACTION 16-05: Regena to complete Easter Egg Hunt planning.**
16. Regena and Kim Houston mentioned that the Pool Opening Party is scheduled for Saturday, May 14, 2016 from noon-2 pm. Several Board members will assist in the cooking again. Kim stated that the pool opening day is targeted for May 7, 2016 and that the 2016 pool schedule is posted on the website. **ACTION 16-06: Regena to initiate Pool Opening Party planning.**
17. Kim and Susan Salisbury mentioned that a few pool members have requested the purchase of four (4) 11-ft umbrellas citing that the existing 9-ft umbrellas do not provide them with sufficient protection from the sun; the cost is \$2,156. Susan mentioned one pool member had cost-saving suggestions (i.e., using a business license to not have to pay retail prices) and that pool member could probably assist in that area. Moreover, 4 umbrellas is just a suggested number. Ed stated that the increased weight and difficulty of handling these large umbrellas, as well as the increased hazard in high winds, were underlying reasons for the change to smaller umbrellas. Susan indicated the Board should meet with these pool members to seek a compromise. Kim will look into the pros and cons of this request after pool repairs are completed. **ACTION 16-07: Kim to evaluate proposal to purchase 11-ft umbrellas.**
18. Kim reported on the pool activities. She indicated that a new 36-month lease with ChloroKing will begin in April. The pool refurbishment is about 80% complete and plastering will occur soon after the Masters Golf Tournament.
19. Kim stated that an agreement was struck with the River Island Subdivision to offer memberships to 20 of their families at a reduced rate of \$425 per family. It is possible that as many as 50 families may want memberships at that rate and the Board will determine how many it will accept based on pool capacity considerations. This will be very helpful in offsetting some of the pool repair costs.
20. Kim indicated that the security gate has failed and needs to be replaced. After some deliberation on two replacement options, a motion was made by Gene and seconded by Ed to purchase a new gate for \$6,276 which is internet compatible and from a local vendor (i.e., Maner Building Supply). The gate will be purchased and installed before the pool opening day.

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21. Kim stated that about 25 Swim Team families from other subdivisions have not yet joined the pool as non-resident members and pay only an upcharge of \$50 to use the pool during the swim season. The majority of non-resident Swim Team members joins the pool as members and pays the \$495 membership fee. She proposed that the families pay the full \$495 membership fee which will include tennis court privileges and use of the pool amenities (e.g., wireless internet, clubhouse). This proposal was unanimously approved by the Board and Kim will implement.
22. Paul Dainer had an action to call the County to determine when it intends to widen Evans-to-Locks Road to 5 lanes. At the Annual Meeting, Doug Duncan, Columbia County Commissioner, had mentioned that this project is on hold due to engineering challenges at the CSX railroad crossing.
23. Yolanda Leahy reported that all is going well with the tennis courts and with our relationship with the Tennis Pro, Xavier Pique.
24. Yolanda reported on the Heritage Ridge sign and entrance refurbishment project. The sign has been repaired for \$600 which is chargeable to the maintenance budget. Yolanda requested approval to spend up to \$1000 to complete the work by repairing the cracked wall and removing Hawthorne bushes. It was moved by Carl and seconded by Gene to authorize up to \$1000 for the completion of the project. The motion passed by a unanimous vote.
25. Gene mentioned that we were successful, with the help of Columbia County Commissioner Doug Duncan, in transferring financial responsibility of the five (5) lights at the Evans-to-Locks Road entrance from the JCOA Board to Georgia Power Company which will save the JCOA homeowners some money.
26. Earl Williams has received a bid of \$3,500 from Claude Spires for debris removal in overgrown areas along the Hammond's Ferry Road walkway from the end of the Golf Course property to the Park Chase entrance. Kent suggested that we table this matter and revisit after the pool repairs have been completed so we can take stock of our financial situation.
27. Earl indicated that new plantings will begin after the completion of the Masters Golf Tournament.
28. Ed reported that all is well with the camera security system.
29. Derek Colligan reported on Covenants Committee activities. A resident with an 18-wheeler truck brings the vehicle in periodically and Derek has spoken to him. Doug Duncan mentioned to Kent that for Planned Unit Developments, of which Jones Creek is one, this is permitted. However, the County is contemplating changing this ordinance in the future.
30. Derek also mentioned that two neighbors are registering complaints against one another and he mediating the situation.

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31. Paul Dainer reported that there are no current issues that he has encountered on Contact Us requests that he facilitates.
32. Susan Salisbury reported on Welcoming Committee activities. New residents that were welcomed since mid-September 2015 were listed in the January 2016 Scorecard.
33. Susan reported that real estate values for Jones Creek homes average about \$110/square foot.
34. John McLeod reported on Neighborhood Watch Committee activities.
35. Barbara Hedrick reported on the Magruder Landing HOA and indicated no significant issues there.
36. Tripp Nanney was not available to report on Architectural Control Committee actions.
37. Andy Davis was not available to report on the Willow Lake HOA.
38. A motion to adjourn was moved, seconded and voted at **3:31 pm**.
39. The next Board meeting will immediately after the Pool Opening Party at **2 pm, Saturday, May 14, 2016** at the Clubhouse.
40. During this meeting, 4 new actions were opened (**maroon**), 5 actions were closed (**blue**), and 2 actions were carried over (**green**). The 6 open actions are as follows:

**13-01: Kent to monitor progress on lawsuit**

**15-11: Earl to monitor water bill and Jack Blue's water consumption**

**16-04: Scott to update 2016 Budget**

**16-05: Regena to complete Easter Egg Hunt planning**

**16-06: Regena to initiate Pool Opening Party planning**

**16-07: Kim to evaluate proposal to purchase 11-ft umbrellas**

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

Respectfully Submitted,

*Carl A. Mazzola*

Secretary