

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 15-02; May 3, 2015 @ 1400**

On **May 3, 2015**, the JCOA Board held the **first** meeting since the February 2015 Annual JCOA Homeowners meeting; it was also the **second** meeting in the Year 2015.

Board Members Present (13)

- **Kent Gilbreath** (President)
- **Jim Pawlak** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Trudie Gill-Keenly** (Treasurer)
- **Derek Colligan** (Covenants Committee)
- **Paul Dainer** (At-Large Member: Contact Us)
- **Cal 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)

Board Members Absent (3)

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

Guests (0)

Minutes

1. Kent Gilbreath, JCOA President, called the meeting to order at **2:05 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 that all Board business can be appropriately conducted.
2. Ed Leahy was introduced as the newest Board member. Ed is the second at-large position and his focus will be mainly on overseeing the operation and maintenance of the security system. During the meeting Ed also accepted the responsibility to oversee non-pool maintenance activities.
3. Carl Mazzola presented the January 25, 2015 meeting minutes and requested their acceptance as presented. It was moved and seconded to that effect. Trudie Gill-Keenly requested to revise item 21 to provide more accurate context. It was agreed that after such revisions were made, the edits will be reviewed and approved by e-mail by the Board. Once the minutes are approved, Trudie will post it on www.jcoanews.com.

JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 15-02; May 3, 2015 @ 1400

4. Carl Mazzola presented the February 2, 2015 meeting minutes and requested their acceptance as presented. It was moved, seconded and unanimously voted to accept the minutes. Trudie will post it on the web page.
5. Trudie reviewed the income and expenses and budgets for the combined Jones Creek Owners Association (JCOA) General/Pool Fund for the period ending March 31, 2015. JCOA continues to be financially healthy, still operating above its \$100,000 reserve threshold. Trudie will add a footnote to the Financial Report to correct an error (i.e., Pool-Electric typographical) from the previous report.
6. All JCOA officers and executive committee members in attendance verified that the bank balance in the Treasurer's Report of \$231,163.18 was the same amount as shown in both active JCOA financial instruments. The Treasurer's Report was accepted as presented.
7. Trudie mentioned that 5 of 564 families have not sent in their dues payments. The five that are delinquent are Ken Burrows, Brenda Johnson, Bear Shelton, Dennis Gould and Henry Kim. The latter 2 just owe a late fee of \$230. Trudie indicated that there were 15 late-payers this year, compared with 11 last year.
8. 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 Board's Atlanta-based legal team filed a summary disposition which has been challenged by the plaintiff, and these attorneys have filed a rebuttal to this challenge and have requested that a summary disposition be approved. A response from the judge has not yet been received. Kent and Carl met with Mr. Ammar and our respective lawyers on September 25, 2014. No further developments. **ACTION 13-01: Kent to monitor progress on lawsuit.**
9. Paul Dainer provided an update to the lane width definition project at the Fury's Ferry Road entrance, which is under Georgia Department of Transportation (DOT) jurisdiction since Fury's Ferry Road (i.e., Georgia Route 28) is a state route. Paul recommended waiting for the Fury's Ferry Road widening project to get underway, which is 1-5 years in the future. The Board unanimously agreed to this recommendation **ACTION 13-08 can be closed.**
10. 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. A local civil engineering firm provided an \$8,400 proposal to develop engineering drawings to verify the conceptual engineering, identify required permits, and to develop bid packages. Much discussion took place as to 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 concluded that much more study is needed and the matter was

JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD

MEETING 15-02; May 3, 2015 @ 1400

tabled to late-fall as there is very little remaining 2015 budget for projects **ACTION 13-10: Cal and Kent to oversee walking path renovation project.**

11. 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. Tripp was not available to provide any further discussion **ACTION 14-02: Tripp to contact neighbors about moving Heritage Ridge sign and restoring the area.**
12. At an earlier meeting, the winter icing issue at the Fury's Ferry Road entrance was discussed. The icing results from the freezing of water from a nearby spring that overflows to the road. 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. The County will complete the remaining work, which is mainly repaving, at a later date **ACTION 14-08 can be closed. ACTION 15-04: Earl to work with county on remaining work at Fury's Ferry Road entrance.**
13. There was some discussion about the Georgia Power initiative to renovate old lighting. Kent called the County at 3-1-1 to find a Georgia Power point of contact and discussed renovation of Jones Creek lighting. Georgia Power indicated it will only replace black light poles when needed **ACTION 14-25 can be closed.**
14. 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. JCOA mailboxes deviate from uniformity and metal post size does not conform to USPS guidelines of a 2" metal post or a 4" wooden post. Some of the JCOA community (i.e., Magruder Landing) prefers wooden posts. Clear direction or a waiver to use a 3" or 4" metal pole from the USPS has not been provided. Since getting a waiver is doubtful, and steel poles have too much liability, it was decided to stay with the wood pole, coupled with a more consistent painting policy, as the JCOA standard. However, 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.**
15. Kim Houston reported on the pool and the progress of the repairs to get it ready for the 2015 swimming season. All major projects were completed on time and the pool opened on May 1, 2015. The pool house and guard house were painted the same color to match the clubhouse. Pete Alewine Pool & Spa is the new pool contractor and the annual cost for this service is less than last year. Tyler Huggins is the new pool manager. The salt system is working very well. The opening pool party will be held on Saturday, May 9, 2015 from noon to 2 pm. Susan Salisbury will lead the effort and Carl Mazzola, Jim Pawlak, Paul Dainer and John McLeod will help with the grilling. **ACTION 14-28 and ACTION 15-03 can be closed. ACTION 15-05: Susan Salisbury to coordinate pool party.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 15-02; May 3, 2015 @ 1400**

16. At an earlier meeting, it was noted that the October 2014 water bill for the Evans-to-Locks Road entrance was a very high \$821. Earl Williams contacted the County and also discussed this with Jack Blue, the Landscape Contractor for that area, and it was determined that no underground leaks occurred or were ongoing and the excessive water use could have been due to broken hoses during fall planting watering. Subsequent water bills have dropped back to conventional levels, commensurate with watering requirements **ACTION 14-30 can be closed.**
17. 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. Pool repairs were \$4,000 less than budgeted. Additional projects are still tabled for further review at later Board 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 can be closed.**
18. As Nominating Committee chairman, Carl presented the following slate at the February 1, 2015 Annual meeting: **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. At the Annual Meeting, all nominees were voted in and ratified and Ed Leahy was elected as an At-Large member. **ACTION 15-02 can be closed.**
19. Carl mentioned that he has sent out a data call for the May 2015 Scorecard which he is preparing. He indicated that May 15, 2015 is the target date to post it on the web page, print copies and mail out. One ad has been purchased at \$37.50. **ACTION 15-06: Carl to develop May 2015 Scorecard.**
20. Trudie stated that the 2015 Jones Creek Directory is almost ready, as AlphaGraphics is printing it. Copies will be hand delivered. Yolanda, Cal, Carl and Kent volunteered to do door-to-door delivery.

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 15-02; May 3, 2015 @ 1400**

21. Yolanda Leahy reported on the tennis courts which are in very good condition. She reported that she still has occasional issues with non-residents attempting to use the courts without the sponsorship of an eligible person.
22. John McLeod reported on the Neighborhood Watch Committee. He lamented that the "Lock it or leave it" program has had only limited success as residents still carelessly leave open garage doors. One resident that did this lost a wallet in an unlocked car.
23. Earl reported that the spring plantings were complete and the Master's beautification project went very well.
24. Paul Dainer discussed some of the Contact Us requests that he facilitates. One item involved 3 families that wanted the stop sign at the Evans-to-Locks Road entrance replaced with a more aesthetic one. The stop sign is under county jurisdiction and was placed there by the County at its expense. JCOA paid no money for this stop sign. Moreover, less than 0.5% of the Jones Creek families do not like its aesthetics. Based on these considerations, the Board voted 13-0 to take no action.
25. Jim Pawlak gave the Vice-President's report and will be involved in the fall to develop contracts for the 2 landscape contractors or possibly combine into one contract.
26. Cal reported on the Magruder Landing HOA and indicated all was going well.
27. Derek Colligan reported on the Covenants Committee with no major covenant violation issues. Typical issues were yards that were poorly attended to by some neighbors. There was discussion to allow JCOA to use fluorescent flyers to notify homeowners of covenant issues. Kent will be writing an article about it in the May Scorecard.
28. Susan discussed the Welcoming Committee work she has performed since taking that position after the Annual Meeting and has welcomed 10 families.
29. Tripp Nanney was unavailable to report on the Architectural Control Committee
30. Kathy Ham was unavailable to report on the Recreation Committee.
31. Andy Davis was unavailable to report on the Willow Lake HOA.
32. A motion to adjourn was moved, seconded and voted at **3:50 pm**.
33. The next Board meeting will be held at the Clubhouse in early-August 2015.
34. During this meeting 8 actions were closed (**blue**), 3 new actions were opened (**maroon**), and 4 actions were carried over (**green**). The 7 open actions are listed on the following page.

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 15-02; May 3, 2015 @ 1400**

13-01: Kent to monitor progress on lawsuit.

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

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

15-04: Earl to work with county on remaining work at Fury's Ferry Road entrance

15-05: Susan Salisbury to coordinate pool party

15-06: Carl to develop May 2015 Scorecard

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

Respectfully Submitted,

Carl A. Mazzola

Secretary