

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD
MEETING 16-03; June 26, 2016 @ 1400**

On **June 26, 2016**, the JCOA Board held its **second** meeting since the February 2016 Annual JCOA Homeowners meeting; it was also the **third** meeting in the Year 2016.

Board Members Present (13)

- **Kent Gilbreath** (President)
- **Gene Murdock** (Vice-President)
- **Carl Mazzola** (Secretary)
- **Scott Adkins** (Treasurer)
- **Derek Colligan** (Covenants Committee)
- **Paul Dainer** (At-Large Member: Contact Us)
- **Kim Houston** (Pool Committee)
- **Ed Leahy** (At-Large Member)
- **Yolanda Leahy** (Tennis Committee)
- **John McLeod** (Neighborhood Watch Committee)
- **Tripp Nanney** (Architectural Control Committee)
- **Susan Salisbury** (Welcoming Committee)
- **Earl Williams** (Landscape Committee)

Board Members Absent (3)

- **Andy Davis** (Willow Lake HOA Chairman)
- **Barbara Headrick** (Magruder Landing HOA Chairman)
- **Regena Williamson** (Recreation Committee)

Guests (0)

Minutes

1. Kent Gilbreath called the meeting of the Jones Creek Owners Association (JCOA) Board of Directors (Board) to order at **2:01 p.m.** This meeting 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. Carl Mazzola presented the draft March 20, 2016 meeting minutes and requested its acceptance. It was moved by Paul and seconded by Kim to accept the minutes as presented. Trudie Gill-Keenly, JCOA Webmaster, will be asked to post it on our website, www.jcoanews.com.
3. Scott Adkins reviewed the income and expenses for the January 1, 2016-June 26, 2016 period. All JCOA officers and executive committee members in attendance verified the bank balances in the Treasurer's Report of \$21,922.47 and \$151,471.84 were the same amount as shown in both JCOA financial instruments. Scott mentioned that all bills were paid through June 24, 2016.

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4. Scott presented a draft 2016 budget with monthly allocations in excel spreadsheet and summary formats and requested that each Board member verify the monthly allocations within their specific areas of responsibility. After receiving this input Scott will have enough information to finalize the 2016 budget. Kent indicated that once the overall present financial situation is further defined, the Board will be enabled to determine if there are funds available for special projects in 2016. **ACTION 16-04: Scott to update 2016 Budget.**
5. Scott reported on the status of the 2016 dues that were sent out on January 6, 2016 to the 579 JCOA residents/lot owners. Five (5) residents (i.e., Burrows, Dement, Johnson, Phillips, Yu) have elected to not yet paid their dues and Scott will prepare liens for these properties. Also, 1 resident (i.e., Hadwin), who owns 2 properties, did not pay the late fee of \$100 for each property. Prior to the preparation of the liens, Gene Murdock will contact each individual to determine whether they would be willing to pay their dues to avoid having liens placed on their properties. Earlier liens against Hodge will need to be refreshed. **ACTION 16-08: Gene to contact families that did not pay full dues.**
6. 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 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 been advised by our attorney, Charles Huggins, to wait for the Atlanta lawyers to determine the next legal step which should be taken. **ACTION 13-01: Kent to monitor progress on lawsuit.**
7. 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. Scott confirmed that recent water bills were not excessive. Water bill monitoring will continue as part of the Board's fiduciary responsibilities. **ACTION 15-11 can be closed.**
8. Regena Williamson was not available to report on Recreation Committee events. The next event is the Adults-only Pool Party which will be scheduled when the weather gets cooler. The March Easter Egg Hunt and May Pool Opening Party were both conducted successfully and well-received by the JCOA residents. **ACTIONS 16-05 and 16-06 can be closed.**
9. Kim Houston had mentioned at an earlier meeting 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. In lieu of such an excessive purchase, Kim satisfied this request by moving an umbrella sprayed with SPF to a more shaded area nearer the concessions. **ACTION 16-07 can be closed.**

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10. Earl Williams informed the Board that he had recently sold his home and was unable to buy another smaller home in Jones Creek. He and his wife will be relocating to the Abbeys. Since he will no longer be a Jones Creek resident after July 14, 2016, he can no longer discharge his duties according to our by-laws and will have to be replaced. The Board thanked Earl for his 8 ½ years of service. Kent will begin the search for a new Landscaping Committee Chairperson. **ACTION 16-09: Search for new Landscaping Committee Chairperson.**
11. Gene mentioned that he found it difficult to find the covenant and by-laws on the web page and finally obtained them by serendipity. Kent requested that Carl contact Trudie Gill-Keenly, JCOA Webmaster, to create a covenants tab and a bylaws tab on the home page of www.jcoanews.org. **ACTION 16-10: Carl to request covenants and bylaws tabs for web page.**
12. Susan Salisbury made a motion to appoint a 17th Board position (i.e., Communications Committee Chairperson). Paul seconded the motion and much discussion on its merits ensued. Susan said that an out of town home buyer had the perceptions that Jones Creek was not "safe" based on research done on the internet. Also, that our own website often focuses on negative issues. An e-mail from a resident was shown as one complaint about our website. Susan said we have to be careful about what is posted on our website, as this can affect our property values. Also, Susan said that there are two unauthorized social media sites in Jones Creek that are not being monitored and brought them to the attention of the board. Susan suggested a Communications Chair is need for: (1) To monitor authorized social media sites; (2) To monitor unauthorized social media sites; (3) To keep the JCOA website updated; and, (4) To develop and maintain a JCOA Directory. The Board members all agreed that unauthorized media sites cannot be controlled, as truth-challenged social media sites will always put out meaningless opinions, and it is hoped that future buyers will do their due diligence to counter perceptions based on false premises. In addition to the duty of monitoring these sites to short-circuit future issues and recommending corrective actions, this position should alleviate some of the administrative work that is Kent is burdened with, and to take over Directory duties. Kent proposed an amendment to the motion to reconfigure it to a non-Board position compensated by waiving dues, which is similar to the webmaster position, citing that the number of Board members is the largest it has ever been. The amendment passed 7-3 and the amended motion passed with 9 yes votes. The position will be called an Administrative Assistant. Since none of the Board members wanted to take on these extra duties, Kent will send out an e-mail on the specific duties of the new non-Board position for Board approval before it is filled. **ACTION 16-11: Kent to provide job description of Administrative Assistant for Board approval.**

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13. Paul Dainer reported on various items that he has addressed on Contact Us:
- (1) **Requests for a new JCOA Directory:** Previously, JCOA Directory efforts were managed by Trudie Gill-Keenly before she left the Board. New Directory efforts may be addressed when the new Administrative Assistant individual is supporting the Board;
 - (2) **Dead trees on the Golf Course; a potential safety hazard:** Concern was raised that several dead trees on Golf Course property could fall and result in tragic consequences. Gene Murdock volunteered to discuss with Golf Course owners and seek remedial measures;
 - (3) **Errant shot golf ball retrieval on homes under construction and home owner's property:** Challenged golfers can retrieve their shots if it lands on properties under construction, but cannot if the ball lands within 30 feet of the golf course out of bounds line. This matter is being resolved;
 - (4) **Young entrepreneur's desire to pursue a lemonade stand business:** The Board will not endorse this, but it will recommend that any activities associated with it be conducted in a safe area;
 - (5) **Parking by the lake across from the Jones Creek Drive-Michael's Creek Road intersection for sport fishing and parking in the vicinity of the #4 tee:** Gene spoke with the Golf Course owners about both locations and he will be purchasing signs to prevent unauthorized parking and fishing. **ACTION 16-12: Gene to discuss dead trees on golf course with owners and purchase and install signs by the lake and #4 tee area.**
14. Kent received a letter from a resident disputing a quitclaim he signed in 2015. The Board discussed the merits of the letter and will craft a response. Scott will take the lead with Gene and Carl assisting. **ACTION 16-13: Scott, Gene and Carl will develop a response to the resident letter that disputed a quitclaim.**
15. Kim reported on pool activities which are moving along smoothly. The pool refurbishment was completed in time for the pool opening on May 1, 2016 and a new security gate was replaced. Two lifeguards have left their positions, but there was enough coverage without them. Kent stated that we are expecting \$4,000 revenue from River Island residents that use the pool and an additional \$5,000-6,000 in concessions, swimming lessons, and private pool parties. Beginning July 15, pool membership discounts will kick in.
16. Yolanda Leahy mentioned that the swim team activities end tomorrow and they had a successful season.
17. Yolanda reported that there are no significant issues associated with the tennis courts.
18. Yolanda reported on the Heritage Ridge sign and entrance refurbishment project, which she hopes to have completed soon.

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19. Earl 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. It was determined that this project would not be pursued any further.
20. Ed Leahy reported that the camera security system was operational and working well.
21. Derek Colligan reported on Covenants Committee activities. He has been mainly encouraging residents to move their boats when they leave them on their properties for too long of a time period. There is also a house that is in disrepair near the 14th green that he is working to resolve.
22. Susan Salisbury reported on Welcoming Committee activities. Six new residents were recently welcomed.
23. John McLeod reported on Neighborhood Watch Committee activities.
24. Tripp Nanney reported on Architectural Control Committee actions.
25. Barbara Headrick was not available to report on the Magruder Landing HOA.
26. Andy Davis was not available to report on the Willow Lake HOA.
27. A motion to adjourn was moved, seconded and voted at **4:31 pm**.
28. The next Board meeting will be at the Clubhouse at a date to be determined.
29. During this meeting, 6 new actions were opened (**maroon**), 4 earlier actions were closed (**blue**), and 2 actions were carried over (**green**). The 8 open actions are as follows:

13-01: Kent to monitor progress on lawsuit

16-04: Scott to update 2016 Budget

16-08 Gene to contact families that did not pay full dues

16-09 Search for new Landscaping Committee Chairperson

16-10 Carl to request covenants and bylaws tabs for web page

16-11 Kent to provide job description of Administrative Assistant for Board approval

16-12 Gene to discuss dead trees on golf course with owners and purchase and install signs by the lake and #4 tee area

16-13 Scott, Gene and Carl will develop a response to the resident letter that disputed a quitclaim

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

Respectfully Submitted,

Carl A. Mazzola

Secretary