

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 15-03; September 27, 2015 @ 1400**

On **September 27, 2015**, the JCOA Board held the **second** meeting since the February 2015 Annual JCOA Homeowners meeting; it was also the **third** 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)
- **Kim Houston** (Pool Committee)
- **Ed Leahy** (At-Large Member)
- **Yolanda Leahy** (Tennis Committee)
- **John McLeod** (Neighborhood Watch Committee)
- **Tripp Nanney** (Architectural Control Committee)
- **Earl Williams** (Landscape Committee)
- **Regena Williamson** (Recreation Committee)

**Board Members Absent (3)**

- **Susan Salisbury** (Welcoming Committee)
- **Andy Davis** (Willow Lake HOA Chairman)
- **Barbara Headrick** (Magruder Landing HOA Chairman)

**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 13 Board members were present which constituted a quorum and stated all Board business can be appropriately conducted.
2. Regena Williamson, who is now responsible for the Recreation Committee, was introduced as the newest Board member. All Board members that were present briefly introduced themselves and stated their responsibilities.
3. Carl Mazzola presented the May 3, 2015 meeting minutes and requested its acceptance. It was moved by Trudie and seconded by Kim to accept the minutes as presented. Trudie will post it on [www.jcoanews.com](http://www.jcoanews.com).
4. Trudie reviewed the income and expenses and budgets for the JCOA Fund for the period ending August 31, 2015. JCOA continues to be financially healthy, still operating above its \$100,000 reserve threshold.
5. All JCOA officers and executive committee members in attendance verified the bank balance in the Treasurer's Report of \$178, 242.89 was the same amount as shown in both active JCOA financial instruments. The Treasurer's Report was accepted as presented.

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
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6. Trudie mentioned that only 1 of 564 families did not send in its 2015 dues payment. Trudie indicated that since the dues notice was in the January 2015 Scorecard and various Calling Post messages were sent to the residents, dues payments were successful. However, late payments increased from 11 to 17.
7. Trudie mentioned that she had updated the reimbursement form and will be sending it to all Board members. Board members should fill in the form and leave a copy of it and any receipts with Trudie. After verifying the claim, Trudie will reimburse the Board member.
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 beginning 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 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. 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 a proposal to develop engineering drawings to verify the conceptual engineering, identify required permits, and to develop bid packages. There is still a need to mitigate safety hazards from the existing walkway and there is no remaining 2015 budget for projects. Kim will spray paint any areas where tree roots have emerged until the walkway can be either repaired or replaced. **ACTION 13-10 can be closed. ACTION 15-07: Kim to spray paint tree root areas until walkway can be replaced or repaired.**
10. 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. Tripp Nanney polled the residents living on Heritage Ridge and the homeowners closest to the "Street Name" sign, by a unanimous 6-0 vote, preferred to repair and keep the sign and surround it with low maintenance flowers and shrubs. **ACTION 14-02: Tripp to leave Heritage Ridge sign intact and restore the area.**
11. At an earlier meeting, Tripp researched mailboxes since JCOA mailboxes deviate from uniformity and metal post sizes do not conform to USPS guidelines. Tripp spoke to many residents about changing JCOA Board policy and offered additional options for their mailbox setup. Most residents prefer additional options as they have encountered replacement problems. Andy Davis recommended a mail box company (i.e., Mailboxes Etc.) which has replaced about 7 posts over the last 9 months; charging \$250 for a completely new post and box, cemented into the ground. Repair of mailboxes and mail box posts will be included on the Covenant's enforcement letter. **ACTION 14-27 can be closed.**

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 15-03; September 27, 2015 @ 1400**

12. At an earlier meeting, winter icing at the Fury's Ferry Road entrance was discussed. The icing results from the freezing of water from a nearby overflowing spring. 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. Kent will call the County (3-1-1) to request a date when it will complete repaving of Hammond's Ferry Road and resloping of Fury's Ferry Road to complete the repairs. **ACTION 15-04: Kent to call County on remaining work at Fury's Ferry Road entrance.**
13. Carl completed the May 2015 and September 2015 Scorecards. They have been posted on the web page and each resident received a copy in the mail. **ACTION 15-06 can be closed.**
14. Earl Williams reported on the Landscaping Committee. Earl will be working with Jim Pawlak and Kent to develop Statements of Work for the Anderson Mow and Blow and Jack Blue entrance and islands contracts. The goal is to have the Statements of Work for both contracts to bidders in time to select by January 1, 2016. **ACTION 15-08: Earl, Jim and Kent to develop SOWs for landscaping bids.**
15. Regena Williamson was briefed on the Recreation Committee responsibilities. Susan Salisbury will be organizing the Newcomer's Dinner which is scheduled for November 2, 2015. **ACTION 15-09: Susan to organize the Newcomer's Dinner.**
16. Kim Houston reported on the pool. All major projects were completed on time and the pool opened on May 1, 2015. Pete Alewine Pool & Spa, the new pool contractor, and Tyler Huggins, the new pool manager, did a great job this season. Kim mentioned that Tyler may be back for next season and will inform her by October 31, 2015. There were keypad operational issues and the installation of a pneumatic gate closer may be part of the solution. Over the winter, several chairs will be restrapped and some umbrellas replaced. The pool will need significant repairs due to confirmed leaks and an Alewine Pool & Spa proposal to repair was reviewed. Kim, Yolanda, Carl and Kent will study the options and report back to the Board at its next meeting. **ACTION 15-05 can be closed. ACTION 15-10: Kim, Yolanda, Carl and Kent will develop a pool refurbishment Statement of Work.**
17. Trudie is concerned that the water bill for the Evans-to-Locks entrance is excessively high since we switched to County water (i.e., \$6,506.21 for the past 3 years). Kent indicated that when we had used free pond water, we had issues with sprinklers clogging in the on position, water odor, yellowing of stone signs and lighting. It was decided to continue monitoring the water bill and instruct Jack Blue to be more frugal in his watering consumption. **ACTION 15-11: Trudie and Earl to monitor water bill and Jack Blue's water consumption.**
18. Yolanda Leahy reported that all is going well with the tennis courts and our relationship with the Tennis Pro, Xavier Pique. The cracks are not getting any worse and no lights have had to be replaced.

**JONES CREEK OWNERS ASSOCIATION (JCOA) BOARD  
MEETING 15-03; September 27, 2015 @ 1400**

19. Yolanda reported on illegal dumping at the Georgia Power transmission line corridor at Foster's Court and Hammond's Ferry Road by yard waste contractors. It was resolved to put up a no dumping sign. **ACTION 15-12: Install no dumping sign at Foster's Court and Hammond's Ferry.**
20. John McLeod reported on Neighborhood Watch Committee and provided an article for the September 2015 Scorecard on the Neighborhood Watch meeting sponsored by the Columbia County Sheriff that he attended. The #1 item on the agenda was Lock It or Leave It.
21. Paul Dainer discussed Contact Us requests that he facilitates. Paul will also call the County to determine when it intends to widen Evans-to-Locks Road to 5 lanes.
22. Derek Colligan reported on the Covenants Committee activities. A Park Chase resident lost its renter and the property was not maintained. The resident has since hired a landscaper to abate the issue. Derek indicated that homeowners who intermittently park large vehicles do have to move them. Derek will be placing a letter on residents' mailboxes that identify typical covenants violations, inclusive of mailboxes and mail box posts.
23. Tripp Nanney reported on the Architectural Control Committee. A design with a front-facing garage was approved.
24. Ed Leahy was involved in reviewing the security system tapes on two occasions. The first thwarted a stolen car hoax and the second identified a moving van that damaged a fence.
25. Susan Salisbury was not available to discuss Welcoming Committee activities. New residents that were welcomed were listed in the September 2015 Scorecard.
26. Barbara Hedrick was not available to report on the Magruder Landing HOA.
27. Andy Davis was not available to report on the Willow Lake HOA.
28. A motion to adjourn was moved, seconded and voted at **3:48 pm.**
29. The next Board meeting will be held at the Clubhouse at a date to be determined.
30. During this meeting, 6 new actions was opened (**maroon**), 4 actions were closed (**blue**), and 3 actions were carried over (**green**). The 9 open actions are as follows:

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

**14-02: Tripp to leave Heritage Ridge sign intact and restore the area**

**15-04: Kent to call County on remaining work at Fury's Ferry Road entrance**

**15-07: Kim to spray paint tree root areas until walkway can be replaced or repaired**

**15-08: Earl, Jim and Kent to develop SOWs for landscaping bids**

**15-09: Susan to organize the Newcomer's Dinner**

**15-10: Kim, Yolanda, Carl and Kent will develop a pool refurbishment Statement of Work**

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

**15-12: Install no dumping sign at Foster's Court and Hammond's Ferry**

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

Respectfully Submitted,

*Carl A. Mazzola*

Secretary