

Wednesday, February 8<sup>th</sup>, 2023

Annual HOA Board meeting began at 6:50pm.

Board Members present: Jonathan Crawford, Michael Crawford, Michael Carrigan, David Slabodnick, Diane Linette, Joe Casella.

Occurring over email prior to this meeting, a vote to re-assign Board positions were as follows: Mr. Jonathan Crawford was voted to become the Vice President, in addition to maintaining his status as a member of the ACC. Mr. Christopher Rogers is now a member of the ACC and Security Camera Controls. All other Board positions remain the same.

A quorum of homeowners was met.

Mr. Carrigan begins with the introduction of Mr. Tripp Nanney to discuss updates from the Neighborhood and Golf Course. Mr. Nanney introduces himself as President of JCHOA. He provides updates to the neighborhood regarding: The Project for the Lake dams have been completed and the lake will continue to fill with silt; the Furys Ferry Rd project has been extended to another year; Demographics of the neighborhood are continuing to get younger; There will be a PUD Revision meeting on February 16<sup>th</sup> at the Columbia County Courthouse.

A question regarding the Pool Parking Lot was asked. There is a grandfathered easement to the Pool Parking Lot for Jones Creek Residents to continue using the lot for the pool. A question to purchase the clubhouse was asked. Ultimately, the Board members are continuing to work and meet with Columbia County Officials and the new potential owners to discuss options moving forward.

Mr. Carrigan provides an introduction to the Willow Lake Board Members.

Mrs. Slabodnick motions to approve 2022 minutes meeting. Mrs. Soderholm seconds the motion. All approved.

Mr. Carrigan then begins to discuss the Financials and the Reserves. The biggest expense will be the Roads. They cannot be resealed anymore and will need to be repaved, eventually. There is planning and budgeting allotted for the roads to hopefully avoid raising dues and having an unexpected assessment. In 2024, we will transition to bi-annual dues collection (January & July) rather than quarterly, to ease the administrative burden in the collection process. The biggest expenses in 2022, forecasted for 2023, and projected in 2024 are Maintenance expenses with the common areas, the electrical, and lights for the roads. Mr. Carrigan also breaks down the Lawn Maintenance and what is covered in the Lawn Care, and to address any and all questions to Mr. Casella.

Motion to approve the budget by Mrs. Christine Smith, seconded by Mr. Rapp.

Mr. Jonathan Crawford discusses the Buffer. He addresses the link on the neighborhood website that provides updates. The county retained a portion of the property and a temporary easement while construction is being done. Currently, the county is drafting a release to restore the buffer for Willow Lake, and once that is received, we will determine how to proceed, and the buffer restoration project may begin sooner than initially expected.

Mr. Slabodnick provides an update on Covenants. If the community would have anything they would like changed and/or updated, then please provide verbiage and communication regarding that to him. The process has been slow, but there is progress. Mr. Slabodnick also provides an update on the Gate and if anyone needs remotes for the Gate, then please reach out to him directly.

Mr. Carrigan discusses Short Term Rentals in the neighborhood. Outside of Masters Week, Short Term Rentals less than six (6), consecutive months, are not allowed.

Motion to adjourn by Mrs. Soderholm, seconded by Mrs. Slabodnick.  
Meeting was adjourned at 8:08pm.

Occurring after the annual meeting, Mr. Slabodnick presents the Board with three separate bids for Security monitoring at the gates. The Board elected to move forward with ADT and Comcast as the ISP due to their cost, their service coverage, and their customer service and support.

Respectfully submitted,

Diane Linette