**Minutes of Rose Dhu Creek POA Board Monthly Meeting**

**Thursday, February 25, 2016**

**Board Attendees:** Fred Wallace, Diane Doughty, Jeremy Barlet, John Pittman, Greg Van Zandt

**Location:** John Pittman’s Home

**Home/ Lot Owner Attendees:** Karen LaBon

Fred Wallace called the meeting to order at 4:35 PM.

**Approval of Meeting Minutes:**

A motion was made by Fred Wallace to approve the minutes of the January 21, 2016 Board meeting. A vote was taken and the motion was unanimously approved.

* Fred Invited Karen to ask any questions or had any subject she would like to discuss as we went through the meeting.

**Financial Report – Fred Wallace:**

* This is the first non-consolidated financial report as the association with Associa has officially come to an end on January 1, 2016.

Fred brought the Board through the financial statement. There was discussion as to the new financial documents,- that they are much easier to read and comprehend. A motion to accept the financial report was made by John Pittman. A vote was taken and the motion was unanimously approved.

**Covenant Compliance:**

* Lot 108 has had a Jeep on jack stands for over a month. Fred went to the home and spoke the owner. The Jeep is now parked on the driveway.
* There has been a white pickup truck parked on the road on the East end of Dove Tree Lane. Fred went to the home and spoke the owner. The truck has been moved and parked on the owner’s driveway.
* Lot 16 has had multiple Covenant infractions. One being piles of building debris. Fred went to the home and spoke the owner. The debris has been cleaned up, however other infractions are still at play. He his monitoring the other infractions the home owner has been made aware of for possible fines.

**New Business/ Committee Reports:**

* DR Horton update –
	+ Lot 110 is now completed – this concludes all the DR Horton homes being built in RDC.
	+ Fred mentioned there will be a walk through with the Board and DR Horton’s legal representatives to observe all the building damages to the sub division. After which both sides will determine the extent of repairs and next steps to remedy the situation.
* Annual Meeting is set for Saturday February 27 at 10 AM and will be hosted by ‘Laphanie Banks at the Gathering Place. The date change will hopefully help with attendance and building a quorum for the elections. Should there not be a quorum, Fred will close the Annual Meeting and open another Meeting to bring the attending Owners through the high lights of 2015 and the end of year Financial Statement.
* Beautification Committee:
	+ Greg brought the Board through the concept Plan the Committee and John have been working on. The plan is to make copies of the Gathering Place/ Pool Concept Plan and cul de sac updates and web site build out and present them all at the Annual meeting.
	+ Since the concept plan is more than what can be accomplished this year both for financial and timing reasons, to grade and lad down sod for this year with new fencing and next year hopefully expand the pool decking and add the main gate wrought iron entrance design as well as other amenities.
* **Social Committee:**
	+ There will be a children’s Easter Egg hunt for the RDC community on Saturday, March 26 at 11 AM at the gathering Place.
* restriction verbiage. He will be sending out the covenants targeted for changes for input of the Board in the next few weeks.

**Old Business:**

* Fred Invited Karen to ask any questions or had any subject she would like to discuss.

**There was no Executive Session meeting**

**Adjournment:** Greg Van Zandt made a motion to adjourn at 5:40 PM. A vote was taken and the motion was unanimously approved.

These meeting minutes are respectively submitted by Greg Van Zandt.