**Minutes of Board Meeting**

**Rose Dhu Creek Plantation Property Owners Association**

**A Corporation Not-for-Profit**

June 23, 2016

The meeting of the Board of Directors was held on the date, time and at the place set forth in the notice of meeting dated June 21, 2016 by email.

Board Members Present: Absent: Greg VanZandt

Fred Wallace

John Pitman

Diane Doughty

Joan Pierce

Guests: Shirl Adams and Jeanne Gerace

1. Call to Order

The meeting was called to order at 4:40 by F. Wallace.

1. Approval of May Minutes

May meeting minutes were reviewed and approved by a motion made by D. Doughty and second by J. Pierce

1. Financial report

The May financial report was present by F. Wallace in G. VanZandt absence. Revenue past due 90 days should be 90% resolved in the next two months. We are in the process of filing liens on foreclosed properties (2). We are over budget on pool upgrades. This will be offset over the last six months of this year.

1. Covenant changes / amendments

J. Pierce presented the findings of the Bylaw and Covenant committee. One change was suggested by the board, Article III, Section 3.3 shall have the requirement for membership oversight of capital expenses increased from the proposed 10% to 20% of the operating budget.

The revised documentation is attached to these meeting minutes.

Next steps for the approval of bylaw changes are as follows:

* Revised bylaws will be sent to all owners with a cover letter from Fred for a 30-day comment period.
* Bylaw Committee will review and address membership comments.
* Board will review and edit as necessary.
* Upon board approval the final document will be sent to an attorney who specializes in HOA bylaws.
* Revised documents to be approved by the membership at the 2017 annual members meeting.
* Documents to be recorded in the county records.
1. Beautification Committee

Signage will be reviewed at the July board meeting. This will be the focus for the second half of 2016.

1. DR Horton update

No progress. DR Horton contends that the contract signed by their Vice President was illegal. Currently the financial issue is $30k. CNA, our insurance company, is covering our costs.

1. ARB update

One dispute is under review regarding landscaping. This matter has been referred to our attorney.

1. New business
	1. Gathering Place

 A process is required to inform the community on pool and pavilion rules and regulations. This will be added to the list of process documents required for the operation of RDC. F. Wallace to draft.

* 1. Follow up on warnings – Need to create a process for warnings, etc. Members of committees and the board must be in good standing with the association.
	2. Committee members

It is important that committee members support the efforts of their committees. We need a series of committees to address the outstanding action items for the community. J. Pierce will prepare a letter for F. Wallace signature for distribution to the membership for committee membership recruitment.

As part of the efforts of the Safety Committee, J. Pierce will contact the Bluffton Police Department to conduct a safety review of our community. Shirl Adams volunteered for the Safety Committee.

* 1. Pool Service – Alert pool maintenance personnel to pool use during maintenance, especially during chemical treatments.
	2. J. Pierce made a request to have our books audited. This will be addressed at our next meeting.
1. Adjourn

A motion to adjourn was made by J. Pittman and seconded by D. Doughty. The meeting adjourned at 6:05 pm.

Respectfully submitted, JoAn Pierce