**Minutes of Board Meeting**

**Rose Dhu Creek Plantation Property Owners Association**

**A Corporation Not-for-Profit**

July 21, 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 July 21, 2016 by email.

Board Members Present: Absent: Greg VanZandt

Fred Wallace

John Pitman

Diane Doughty

Joan Pierce

Guests: None

Note: Action items are noted in **bold** type.

1. Call to Order

The meeting was called to order at 4:35 by F. Wallace.

1. Approval of June Minutes

June meeting minutes were reviewed and approved by a motion made by Fred and second by Diane.

1. Financial report

The June financial report was present by F. Wallace in G. VanZandt absence. We are over budget on pool upgrades. This will be offset over the last six months of this year. **Fred** will have a revised 2016 budget for the Beautification Committee by the end of the week.

1. Covenant changes / amendments

**Fred** to post the board approved covenant and bylaws changes to the community web site for member review and send an email to the membership to alert them to the need for review and comment.

The board requested a timeline for the implementation of the bylaw changes**. Joan** to prepare. (The proposed timeline for bylaw changes is contained at the bottom of these meeting minutes.)

1. Beautification Committee

The proposed items for focus for the balance of the year are:

* Mailbox – Board agreed to fund the replacement of one mailbox in the community to assure conformity.
* Signage will be delegated to the Safety Committee
* Front gate improvements
* Repairs to the “island” on Rose Dhu Creek Plantation Drive

**Board** to send suggestions for signage changes/requirements to Joan.

**Joan** to send signage needs to Tom Sharkey for review by Safety Committee.

1. DR Horton update

Discovery continues. CNA, our insurance company, has approved costs for a counter suit.

1. ARB update

The one dispute in the community is currently moving forward to a resolution.

Due to the demands of the DR Horton activities, Fred has temporarily delegated his duties associated with the ARB to Chris O’Malley.

1. New business

Safety Committee is now active and committee meeting minutes have been distributed to the board.

1. Adjourn

A motion to adjourn was made by Fred and seconded by John. The meeting adjourned at 5:29 PM.

Respectfully submitted,

JoAn Pierce

Note: After the meeting was adjourned, a discussion on public access occurred. **Joan** to edit public access policy to include real estate open houses only. This will be reviewed at our next meeting.

**Proposed Timeline for implementation of Bylaw Changes**

August 1 – Changes posted to website for member comment. Email sent to all members to alert members to review content and the proposed timing and process for implementation of changes. **Action Item - Fred**

September 1 – Comments sent to Convenant and Bylaw committee for evaluation. Each comment to be addressed as Adopt/Reject/Amend. Each comment that is determined as “Reject” or “Amend” must have rationale for committee’s decision.

September 15 – Board reviews proposed changes and makes final determination before changes are sent to attorney.

October 1 – Changes are sent to attorney

December 1 – Documentation from attorney completed.

December member forum to review and discuss changes.

February 2017 annual meeting – Members vote to adopt changes.

March 2017 – Attorney files revision with county.

**Carry over items from previous meetings:**

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. **Fred** to draft.

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**. Joan** to review with the Bylaw Committee

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. Completed.

J. Pierce made a request to have our books audited. This will be addressed at our next meeting.

We would like to create committees that would address the following needs:

* Owner’s Value Maintenance – enforcement of rules and regulation, fines, process, etc.
* New Owner Orientation
* Business processes for the operation of the association
* ARB sub-committee