

Rose Dhu Creek Plantation POA

BOARD OF DIRECTORS MEETING MINUTES

June 15, 2017 @ 4:33 TO 6:37 pm

Gathering Place

- 1. Call to Order. All seven Board members present. Owners Todd Guenther, Sam Weatherly, and Jodie McMahon (Beautification committee) present.**
- 2. Approval of May 18 Minutes. John moved to approve, Greg 2nd, unanimously approved.**
- 3. Financial Report (JoAn)**
 - a. Out Standing Assessments. Two remain with liens on the properties. One home recent sale closing document failed to properly split assessment expense to the sellers who refused to pay so wrote off ½ of an annual lot assessment.**
 - b. ACTION: JoAn send Tom her report.**
 - c. Proposed three Year Financial Plan. Greg moved to approve, John 2nd, 7-0 vote approved. Discussion led to two actions. ACTION: Greg to obtain from Bennett Paving a test strip of rejuvenation coating to determine if a good option to extend life of the roads. ACTION: By the July meeting, Jodie and Beautification committee provide a long-term design and costs broken down for the gate appearance and other specific projects details. Meet with JoAn and Tom. The Board approved maintaining a \$100k reserve fund.**
 - d. ACTION: JoAn review at July meeting RDC large contracts strategy.**
- 4. Presidents Report (Greg)**
 - a. ACTION: Greg send owners in July a mid-year report. Include Board's position on golf cart driver age and other restrictions. Potential change to covenants discussed but decision against since the 20mph speed limit and speed humps are not in covenants and the Board has authority to set a policy for road safety.**
- 5. Old Business**
 - a. Committee Reviews:**
 - i. Safety Committee Updates (Tom). See attached safety meeting minutes. A majority of the Board asked to move the traffic engineer's speed collection point from Redbud Way to Redbud Lane. The committee recommended the north gate be modified to auto open on exit like the south gate. Board approved unanimously. ACTION: Tom to pursue with Custom Security. The committee recommended the underbrush be cut down along May River road to show the white fence. Board agreed. Tom took ACTION.**

- ii. Beautification Committee (Jodie). See above 3.c action.
- iii. Social Committee (Jodie). Saturday August 12 will be a movie night at The Gathering.
- iv. Planning Committee (Greg, JoAn, Tom, Jim). Refer to attached Three Year Financial Plan. This committee met June 13 at JoAn's home.
- b. RDC Employee Analysis (Greg, JoAn, Tom, Mike). ACTION: Board members review Greg's handout to hire a handyman for a vote at the July meeting.
- c. Road Repairs (Greg). Refer to the Safety committee minutes attached.
- d. Review / Comment / Vote of the Bid Process. Greg motioned, John 2nd, approved 7-0. Discussion led to one amendment to add wording on insurance requirements. ACTION: Diane send JoAn wording from Professional Landscaping's policy.

6. New Business

- a. Engage RDC Youth - weekly trail patrol – candidate: Josh Brenner. Insurance issue raised. No clear decision reached on his compensation. ACTION: Greg talk to Lauren at the Equestrian Center about trail leaves left or not to provide guidance to Professional Landscaping. ACTION: Diane provide a quote from Professional Landscaping to clear and cut all the trails 3x a year (e.g., March, July, and October) to at least a horse rider's height.
- b. RDC Wants & Needs Survey. Board approved Greg to send to owners.
- c. Amended CCRs for proxy voting. ACTION: Covenant changes needed for registered sex offenders and an allowance for RV and boat temporary parking for up to 48 hours. JoAn to contact two new owners to help draft.
- d. Preliminary plans for Lot 8 (next to the Gathering Place) for community use (Greg, JoAn, Tom, Mike). Potential to split almost 5-acre lot 8 to both use as common area and to sell other half for home lot to pay down road mortgage. However, the RDC lot map for lots 7 & 8 does not show access to Derby CT unless through the wetlands. ACTION: JoAn resolve with Fred Wallace.
- e. Board unanimously approved a change to the Board meeting start time to 6 PM for the next three months as a trial to allow more owners to attend.

7. Out Standing Items Review

- a. Financial review of books by Rebecca status (Greg). ACTION: JoAn and Greg contact accountant Rebecca to complete the financial review by the July meeting.
- b. ARB & OVM processes status (JoAn). ACTION: JoAn finalize with Fred Wallace.
- c. After Hurricane Action Report (Tom). ACTION: Greg post to RDC website under Documents.

8. Public Comment

- a. The Board recognized Todd Guenther's effort to clean and paint the pool barbeque.

- b. Todd also took initiative to review the condition of the irrigation system at the May River entrance. A new battery is required to return it to service. ACTION: ?
 - c. Todd received Board approval to move the pool shower to the side of the restrooms.
 - d. ACTION: Greg to obtain pool area recycle bins with Mike Collins.
9. Executive Session. Just Greg and Tom on logistics of installing remaining new road signage.
10. Adjourned at 6:37 PM.