

Minutes of Board Meeting
Rose Dhu Creek Plantation Property Owners Association
A Corporation Not For Profit

August 17,2017

The meeting of the Board of Directors was held on August 17, 2017 at the Gathering Place.

Board Members Present: **Absent:**

Greg Van Zandt	Tom Sharkey
John Pittman	
Joan Pierce	
Diane Doughty	
Jim Kirkland	
Bob Stout	
Fred Wallace (as past President and ARB Chair)	

Property Owners:

Art Gopalan, Sam Weatherly, Mike Kelly, Jodie McMahon

Call to Order: The meeting was called to order at 6:00pm by Greg VanZandt

Approval of July 20, 2017 Board minutes: a motion to accept was made by Joan and seconded by Diane and was passed.

Treasurer's Report: Joan opened with a discussion on the year to date negative variance of the operating account and the causes for that which included some bad debt write off and extra legal expenses. This led to a discussion about RDC capital reserves and the conservative course the board is taking keeping above the 70% funding threshold and ultimately building up to \$100,000. Currently reserves are at \$78,280 and \$1,500/month is being transferred from the operating funds. The purpose of getting up to \$100,000 in the capital account is for future development and improvement of the RDC infrastructure and amenities and to avoid special assessments to the homeowners.

Outstanding item is our accountant is looking into our incorporation documents (due diligence) to make sure RDC is structured correctly and tax liabilities being properly paid.

Treasurer's Report for August 17,2017 (attached) was handed out and Jim motioned to accept and John seconded.

ARB Report: Fred discussed the three houses currently under construction (RDC and Sweet Grass Lane) and that a couple of lot owners are talking about building but nothing substantial to report yet. It was brought up again when and why the ARB Board meets, since it's based on need and homeowner activity there is no set schedule.

A discussion among the group regarding the arbitration structure, CCR's, potential liabilities, importance of carefully choosing ARB members with experience, and the current proposed rewrite of the ARB rules was tabled for future address.

Outstanding items of an RDC employee was again brought up and Fred will be sending out more ideas/thoughts this coming week. Also, Lot 8 re-platting is changing the easement/ ingress regress and will eventually be submitted to the county for approval. Next steps will be some clearing and prep of the lot to get it ready for sale.

President's Report: Greg covered a number of topics including Bennett Paving giving us a bid to clean up the asphalt where the old speed bumps were removed, that several trees are down on the trails and we are seeking quotes to remove them, and Beaufort Jasper Water was flushing the fire hydrants causing some damage. Greg has reached out to them and is awaiting response. Also 10 new community signs needing posts will soon be put up and that Tom, Todd, and Greg met with Remote Technologies to look at RDC owning our security equipment instead of leasing through a third-party vendor. This will be for the north and south gates along with the Gathering Place and pool area. Lastly Greg wanted to be on the record to point out that the Movie Night was outstanding, that the folks from the Social Committee did a fantastic job, and it seemed that all who attended had a great time.

Safety Committee Report: Joan for Tom discussed the traffic study (posted on the RDC website) that was conducted in our community and that it substantiated the work that was done. It also had no further recommendations.

Beautification Committee Report: Jodie reported that the lighting project for the Gathering Place gate is proceeding and we're sourcing vendors with John Pittman's help. The south gate landscaping is complete and everyone agreed it's a nice improvement. Maybe to the north gate soon? The committee's next meeting will be the month, day/time TBD.

Social Committee Report: Jodie reported that the Oyster Roast/Low Country Boil will be September 23 and Downtown Catering will handle the food. On October 28th, we will again have "Trunk or Treat" and December 9th we'll hold our Winter Holiday Party.

Amend CCR's: Joan Pierce and Mike Kelly discussed a couple of areas where we may possibly change our CCR's, the first being potentially allowing up to 48 hours for boat or RV storage for the purpose of cleaning or minor maintenance. Along with this the issue of restrictions on registered sex offenders was brought up and after much research and suggestions by Mike we have something that we can present to our attorney. These along with some other potential CCR changes are being compiled and will be reviewed by the board.

Amenity and Community Maintenance Committees: Meetings will be held during the next couple of weeks to get these two started and developing forward looking plans to benefit RDC.

Public Comment: Art expressed concern for the damage caused by someone driving through our common areas in what appears to be a four-wheel drive vehicle. Greg suggested we buy a couple of "Trail Cams" and see if we can find out who is doing this.

Next Board Meeting: September 21, 6:00pm Gathering Place

Meeting adjourned 7:46pm

Attachments: Treasurer's report