

***Rose Dhu Creek Plantation POA***  
**BOARD OF DIRECTORS MEETING MINUTES**  
**October 19, 2017 @ 6:00 pm**  
**Gathering Place**

**1. Call to Order 6:04 PM.**

**Members present: Greg, Dallas, JoAn, Jim, and Tom. Absent: John, Bob, and Fred.**

**Owners present: Art Gopalan, Chris England, Jennie Gerace, Diane Doughty, Curt Jacobi, Mary Sharkey, Shirl Adams, and Allen Ware.**

**2. Approval of September 21 Minutes. JoAn moved, Dallas 2<sup>nd</sup>, approved 5-0.**

**3. Financial Report (Joan). Treasure's report and YTD expenses attached. Tom discussed JoAn's list of our largest expenses. Approximately two thirds of our annual assessment revenue cover recurring costs and about one third may be used for debt reduction and capital improvements. Unanimously approved 5-0.**

**4. ARB Report. In Fred's absence JoAn provided an update on the status of revisions to the ARB Guidelines. JoAn indicated that the revised document may be ready for review at the next board meeting.**

**5. JoAn provided a summary of changes to the CCRs. See attachment on CCR bylaw changes.**

**6. RDC Employee Analysis Update (Fred). ACTION: New group to review proposal and report to Board by December board meeting. Jim Kirkland to lead this group review of this proposal. Greg asked owners present to join Jim. JoAn and Allen Ware will assist. Greg to talk to Ron Koopman to ask him. Lengthy discussion with all present of the pros and cons.**

**7. Presidents Report (Greg)**

- a. On 10-6 met with Sweetwater Pool's Tom Wise with Tom Sharkey and went over various elements on his proposal for maintenance. Tom Wise also brought us through long term structural and the large sand filter maintenance needs**
- b. On 10-9 met with Dallas and Steve Masker (via phone) to transfer the reservations duties over to Dallas using a new calendar that is on the web site. Greg also updated the reservation form with a renter's signature field as well as listing the fee of \$75.00**
- c. 10-9 dealt with a burglary of a trail cam – the suspects were apprehended with the help of Nickey Maxey. A police report was filed, a new camera was brought to me the next evening,**

and the Board convened at a meeting with their parents and Officer Bates yesterday. The two outside kids signed no trespass notices that their parents will support.

- d. 10- 11 Followed up with Art with his plan for the Nomination Committee.
- e. 10-12 Fred and John Sturm repaired the extensive washouts on bit sides of the bridge.
- f. 10-18 met with Carole and Jeanne with Miles from the Greenery to get them started with proposals for next year, that we will send out to Pro Landscaping and Shore winds for their ideas and estimates.
  - i. Miles inspected the turf at the South gate – determined the sod green tops was eaten by “Army worms”, that had been spayed for before. The sod will come back in the spring. He is going to replace several plants as well. He repaired the broken accent lighting at the north gate.
- g. Next month Greg will start loading Docs with all our approved documents.

## 8. Old Business

- a. Committee Reviews:
  - i. Safety Committee Updates (Tom). All roads signs are installed. Options be considered for our security company. The north gate required a new entrance keypad and new wiring. Signs at gates and pool members beyond this point and pool under surveillance.
  - ii. Nominating Committee (Art). Board positions apps close December 31. Ballots to owners by third week in January.
  - iii. Beautification Committee (Jennie Gerace) Tail names decided (i.e., Bobcat Run, Peaceful Path, Do the Dhu, Racers Dream Course, and Buck N’ Does) The Geraces and Jack Hardy are building, painting, and installing the signs. Jim Nicholson is GPS mapping the trails.
  - iv. Social Committee (Greg)
    - 1. October 31 – Halloween: Trick or Treat - Door to Door
    - 2. December 9 – Winter Holiday party (Adults)
- b. Amended CCRs for proxy voting (JoAn Pierce). JoAn summarized the bylaws for owner approval by a mailing or annual meeting. See attachments
- c. Board Advisory Panels (Greg)
  - i. Amenity Development Planning Advisory Panel. Members are John Sturm, Jack Hardy, Fred, Greg, Todd Guenther.
  - ii. Community Maintenance Planning Advisory Panel. Members are Dallas, Jim, and Greg.
- d. Monthly Board Meeting start times (Greg). Staying at 6 PM.

## 9. New Business

- a. Transfer Fee (Greg). Buyer to pay 0.25 % of the property sale price toward the capital reserve fund. Effectively immediately. Board approved 5-2 by email vote prior to this meeting. Dallas and Tom voted no. Action: notify MLS of this change.

- b. Fines (JoAn). For CCR violations. Using Moss Creek's policy as an example, JoAn to send a draft fine structure to the Board members.**
- c. Derelict properties (JoAn). Board approved JoAn to send a letter the 1o Derby CT owner bank rep concerning non-compliant lawn and building condition that is finable.**
- d. Operating process changes attached approved 5-0 of those present.**
- e. Gathering Place Reservations. Dallas will be coordinating.**

**10. Out Standing Items- none**

**11. Adjourned at 8:06 PM.**