

Rose Dhu Creek Plantation POA

BOARD OF DIRECTORS MEETING MINUTES

November 16, 2017 6:00 TO 7:00 PM

Gathering Place

- **The meeting was called to order at 6pm by JoAn Pierce for Greg Van Zandt. Five Board members present at start: JoAn Pierce, Bob Stout, Jim Kirkland (acting Secretary), Dallas Eckard, and John Pittman. Absent: Tom Sharkey and Greg Van Zandt. Owners present: Owen & Mary Nicholson, Art Gopalan, Fred Wallace.**
- **Approval of October 19, 2017 Minutes. Motioned by Jon Pittman, Second by Dallas Eckard. Approved 5 – 0.**
- **Financial Report. JoAnn submitted the Financial Report, copy attached. JoAn added that the POA is in the process of having 0 delinquencies as arrangements have been made with outstanding Owners for payment.**

Report Approved 5 -0.

- **ARB Report: Fred Wallace reported that new construction on all lots was going well, that the Bagwell home was 30% complete; Gardis lot with mound of dirt would settle and lower before continued construction; Harold home 85% complete, and the Burnet home at 50% complete. ARB has received a new proposal for lot 31 for a large luxury home.**

Work is continuing on reconciling CCR's with ARB Guidelines and expected to be complete by December 15 to be submitted to attorney prior to Annual Meeting Owners' vote.

- **RDC Employee Analysis Update: Fred Wallace summarized the RDC Employee Analysis and noted that an Advisory Board Committee had advised the Board not to proceed with hiring an employee based on their**

meeting in October for one year. Fred expressed disappointment with the advice of the Committee and outlined the duties expected of an employee noting that all the tasks required could be met expeditiously and the cost savings would be significant as outlined in the Proposal. He further noted that to stay competitive with other communities in attracting investment in our properties, and to keep a “polish” on the community an employee would be an important addition. Discussion ensued regarding the pros and cons of the Employee Proposal. A “Property Maintenance” Committee will be formed and a member of that committee will be directly responsible for the supervision of the new employee. JoAn stated that much of the groundwork has been completed for the Board of Directors as distributed in July. She will send the document to the board for their review. It was noted that should the hiring of an employee not provide the expected results, corrective action is easily implemented, that is, return to the status quo.

ACTION: Motioned to hire a RDC Employee was made by Dallas Eckard and Second by John Pittman. Approved 5 - 0

JoAn stated that in order to precede a “Recruitment Committee” should be formed to begin the hiring process: Greg Van Zandt, Fred Wallace and John Pittman will undertake the Recruitment Process and report to the Board in December.

- **Presidents Report:** JoAn read Greg Van Zandt’s report for November.
 - **October – Fred Wallace and John Sturm spread crushed granite in the washouts on and around the bridge.**
 - **11-1 The Pool was closed for the season**
 - **11-1 Jack Hardy and Tom Sharkey installed new signs at both gates and the entrance gate to pool and Gathering Place. Tom ordered and installed the replacement north gate construction sign on November 1 along with the pool closed and hours signs and both gate’s No**

Trespassing signs. Jack ordered and installed the RDC horse symbol signs at the pool gate columns.

- **11-7 Two storm damaged severely leaning Loblolly trees were taken down on Dove Tree Lane.**
- **11-10 Low voltage lights were installed on the pool/Gathering Place columns.**
- **Thanks to Todd and Tom for all the work they did on the entrance gates in removing, customizing and installing new hinge bearings!**
- **Todd and I have been working with Security 101 with a proposal for both entry and video security upgrades starting with the pool and Gathering Place. They are currently searching for a platform that will utilize the Linear gate fobs, and should have a proposal to us by the end of this month.**

Presidents Report Accepted.

- **Safety Committee Report (Tom provided in advance of the meeting.) – Accepted. Graybar Fence was to arrive November 1 to repair the chain link fence sections along the Hampton Hall border but is still a no show.**
- **Nominating Committee Report -- Art Gopalan reported that no applications for board positions have been received. There are two 3 year openings and one 1 year opening. The deadline for applications is December 15.**
- **Beautification Committee – Bob provided update, meetings continue.**
- **Social Committee – Holiday Party scheduled for December 9 at the Gathering Place 7:00 – 9:00 pm.**
- **Amended CCR's—JoAn report that the only outstanding item was the ARB language for Guidelines. Once those are received from ARB, then all Amendments will go for Attorney review by December 15. JoAn to**

contact Fred to alert him to this date for completion of ARB Guideline edits.

- **Amenity Development Planning and Advisory Panel is set to meet on December 7.**
- **Community Maintenance Planning Advisory Panel will be assigned and meet during the first week of December.**
- **New Business – JoAn discussed the process for moving forward with 10 Derby Court. JP Morgan Chase has been sent 3 certified letters from POA demanding a remediation plan for the property. So far bank has not responded. If we have not heard from the bank within 60 days we will engage the services of our attorney and proceed with legal action.**
- **Jim Kirkland met with Lauren, manager at the Equestrian Center to discuss the manure spilling over onto bridle path. Lauren stated it was being cleaned up today and they were still looking for a contractor to build a retaining wall.**
- **Public Comment: Art Gopalan suggested that reflective strips be attached to the North Gate where they part so gate ends are visible to drivers at night.**
- **Bob Stout Moved to Adjoin at 7:01 PM. Seconded by JoAn Pierce and the meeting was adjourned.**