

Rose Dhu Creek Plantation POA
BOARD OF DIRECTORS MEETING MINUTES
December 14, 2017 @ 6:00 pm
Gathering Place

1. Call to Order at 6:03 PM by Greg VanZandt. Board members present: Greg VanZandt, Jim Kirkland, JoAn Pierce, Dallas Eckhard, and Tom Sharkey. John Pittman. Arrived at 6:21 PM. Absent Bob Stout. Owners present: Sam Weatherly, and Art Gopalan.
2. Approval of November 16 Minutes. JoAn moved and Greg 2nd. Vote 5-0 approved.
3. Financial Report (Joan Pierce). No real changes since last month. All owners have paid up to date assessments including all past delinquencies. Approved 6-0.
 - a. The JP Morgan Bank that owns 10 Derby CT now has fines of \$5,000 continuing at \$100/day due to lack of properly maintaining the property. After 60 days, with the maximum fine of \$6,000 due, then JoAn will turn over the file to our attorneys for further action.
 - b. 2018 Budget reviewed.
 - c. 2018 owner assessment notices will be mailed by 12/16/2017. Payment due January 31, 2018.
4. Covenant and ARB guideline changes. (JoAn).
 - a. Many of Greg's comments I believe should be part of the operating process for the ARB and not appropriate content for bylaws. I think of bylaws as a higher-level document that we do not want to change very often and keep the changes that we do make short and to the point. If we keep Greg's basic thoughts in the operating process of the ARB they can be changed as necessary over the years to address changes that may be necessary, yet do not require the massive effort to change court recorded documents by an attorney.
 - b. Tom's comments were to fundamentally make sure that the content of the bylaws and ARB are aligned. Today, they are not. I agree, however, believe the ARB should review and make a proposal based on their work in revising the ARB documentation.
 - c. In summary:
 - Added "park" to definition of bridle path and general plan of development.
 - Added statement on temporary storage of vehicles, etc.
 - ARB appeal process managed by ARB not the board
 - d. Proposed forward actions:

- At the next board meeting review and approve suggested changes
- We will not be able to send proposed revisions to our attorney until we get proposed revisions from the ARB. Once we have all the suggested changes, we will send to our attorney for final content preparation for mail referendum.
- Ask the ARB to review these suggestions and appropriately edit their documentation.

5. ARB Report (Fred absent). Greg read his email update to those present.

6. Presidents Report (Greg)

- Anne and I put up seasonal wreaths on the gates just after Thanksgiving
- Bluffton electric installed accent lights on the columns at the Gathering Place as well as repaired the broken conduit boxes on the trees in the parking lot.
- Got a surprise call last week – JoAn and our CRC accounting firm’s efforts have literally paid off as we received – finally - payment for 3 years pat due annual assessments with legal fees that the association has been owed– Excellent work & news - \$12K!!!
- Todd Gunther purchased (has been reimbursed) 3 new LP heaters for the Gathering Place with tanks as well as repaired an old one – so there are now 4 working heaters.
- I ordered 2 pallets of wood for the Christmas party
- The Social committee held a very festive, fun and tasty Christmas party – the new heaters were perfect for the cold weather. The committee also wrapped most of the building in plastic that helped tremendously with the old West wind and effectiveness of the heaters – very cozy, well almost...
- We purchased or \$500 many of the decorations that Chris and Dan O’Malley brought from their collection to decorate the Gathering Place – huge savings to the community and they all are now safe fully stored until next year will be used for years to come I’m sure.
- Anne and the Social committee cleaned out a storage room in the pool house and stored all the new decorations.
- Sent a registered letter to Phil Warth demanding a plan and schedule to build a covered manure maintenance shed.
- Security 101 has been a big disappointment. They basically dropped corresponding with us. We are back to square one. We are once again looking for a vendor

7. Old Business

a. Committee Reviews:

i. Safety Committee Updates (Tom Sharkey).

1. Common chain link fence repairs. Hampton Hall’s property manager Laphanie Banks has switched to use the second lowest bidder Quality Fence over Graybar Fence with a greater shared cost for us with Hampton Hall. Graybar Fence has not started the common chain link fence repairs since Hampton Hall

awarded the bid to Graybar Fence back in August. Laphanie Banks and I want use Quality Fence with a quote of \$5,200. Graybar Fence had a bid of \$4,183. An increase of \$1,017 or \$508.50 shared between us and Hampton Hall. Due to a credit for our previous fence tree removal costs, Hampton Hall reimbursed us \$2,508.50 for the invoice we sent to them. We will owe Hampton Hall now \$508.50.

2. Pool/Gathering security. Tom and Todd recommend a DIY project using technology available at SAMS.
 3. Tom installed reflective tape on the corners of the north gates to improve night visibility.
 4. Tom is moving to FL in 2018 so he is resigning his Board seat and chair of the safety committee effective February 15.
- ii. Nominating Committee (Art). One Board application received, four pending applicants. Due by December 31. Ballot to be sent in January for the February annual owners meeting.
 - iii. Beautification Committee (No report). Trail signs are being made and painted.
 - iv. Social Committee (Greg – or if there is a member present)
- b. Amended CCRs for proxy voting (JoAn Pierce). Tom identified there only four not six miles of trails as stated in the CCRs. JoAn provided the ARB re-typed versions of the guidelines. She noted to the ARB that there are differences between the ARB guidelines and the CCRs.
 - c. Board Advisory Panels (Greg)
 - i. Amenity Development Planning Advisory Panel
 1. Meeting scheduled for December 19
 - ii. Community Maintenance Planning Advisory Panel
 1. Met December 7. Members are building a list of key infrastructure items to work in a spreadsheet of projects over time.
8. New Business. None.
 9. Public Comment
 10. Executive Session. None.
 11. Adjourned at 7:15 PM.