

## **Minutes of Board Meeting**

### **Rose Dhu Creek Plantation Property Owners Association**

February 22, 2018

The meeting of the Board of Directors was held on February 22, 2018 at the Gathering Place.

#### **Board Members Present:**

Dallas Eckard Jim Kirkland JoAn Pierce Claudia Peacock Mike Kelly Todd Guenther Bob Stout  
Fred Wallace as former past President and ARB Chair.

**Call to Order:** The meeting was called to order at 6:10pm by JoAn Pierce.

**Election of Officers:** Brief discussion was had on the Operating Process for the Board of Directors (document was previously sent to Board of Directors and is available online), a conflict of interest form was passed around, and an election of new officers occurred. The results are Jim Kirkland, President, JoAn Pierce, Treasurer (a role JoAn had in 2017 and will continue in 2018), and Bob Stout, Secretary. It was also decided that for the sake of continuity going forward, as terms expire, positions change, and in an effort to provide better support that Todd Guenther will help Jim Kirkland and Dallas Eckard will help JoAn Pierce on an as needed basis. For secretarial assistance Mike Kelly will take on the project of loading all of our documents and files for archiving purposes into Google Docs. A motion to accept the elections was made by Mike Kelly and seconded by Dallas Eckert and passed unanimously.

**Review of Corporate Documents:** The Board discussed cleaning up and archiving all of our documents and records. This would include all processes, meeting records, corporate amendments, and bylaw changes. Our revised bylaws, as a result of the recent POA vote, need to get recorded and once complete will get added to the archives. Mike will reach out to Greg VanZandt for administrator's information to get the process started.

**ARB Status:** This led to a discussion on the potential need to have a Board member on each committee, especially the ARB. Fred will send an email prior to the next meeting with a list of the ARB Committee members for the purpose of the Board voting on the membership of that committee and looking at adding a Board member. Also, the need going forward that committees need to memorialize their meetings in the form of notes that too will be added to our archives.

**Employee Status:** Discussion ensued on the potential value of this new position in RDC along with potential issues. The group agreed that it's already been decided to move forward after covering pro's and con's on a number of occasions. Fred talked about the current real estate environment and why positions like this help support possible future amenities in our community, retaining and increasing property values, and overall ambiance. A brief overview was covered regarding the duties of this position as well. Jim volunteered to work with the Hiring Committee and JoAn handed out a process for the Board hiring of employees. The Board will vote next meeting, after the review of the document, as to it's adoption.

**Capital Improvements:** JoAn verified Board members on the Amenity Development Advisory Panel (Bob Stout) and on the Community Maintenance Advisory Panel (Todd Guenther).

**Safety Committee and Security:** The Board also covered dissolving the Safety Committee and in the future the Board having handle this collectively. JoAn moved that we do so, Dallas seconded, and the vote was unanimous for the dissolution. For the immediate security needs of new cameras, gate controls, and service will be handled by Todd, Bob, and Mike. Todd covered where we are presently with bids and has forwarded to the Board the bids from Carolina Time. He also went over potential and substantial savings for The Gathering place. This led to discussion by the Board on the level of importance, what do we feel we need, and what is required by South Carolina law.

**10 Derby Court:** JoAn proposed and reviewed a letter from the Board to our attorney regarding this property. Members expressed their concerns and agreed to move forward. Mike motioned that we send it to our attorney and Dallas seconded, the vote was unanimous. Note: The Board voted at a later date to send the letter that was drafted and it was sent by our attorney to Chase Bank billing them for the fines incurred.

**New Items:** JoAn will send out an email regarding a barking dog for the Board to review and decide appropriate action. Also a number of our "Beware Alligators" signs are missing and Todd is working on replacement. The Board circled back and had a brief review of amenities, potential impacts, etc. The general feeling is we should involve some realtors as well for input as to what would be most impactful and valuable. The community questionnaire which is soon to come out should reveal what RDC homeowners are looking for and this will take at least 18 to 24 months to reach fruition.

**Next Meeting: March 15<sup>th</sup>, 6pm The Gathering Place**