

Minutes of Board Meeting

Rose Dhu Creek Plantation Property Owners Association

March 15, 2018

The meeting of the Board of Directors was held on March 15, 2018 at the Gathering Place.

Board Members Present:

Jim Kirkland, JoAn Pierce, Dallas Eckard, Claudia Peacock, Todd Guenther, Bob Stout

Absent: Mike Kelly

Guests: Beth Ann Julseth, Corporate Resources Co.

Call to Order: The meeting was called to order at 6:07pm by Jim Kirkland

Approval of February 22, 2018 meeting minutes; JoAn motioned to accept, Dallas seconded, the Board unanimously approved acceptance.

Treasurer's Report; JoAn went over the February 15, 2018 Treasurer's Report indicating that we have 5 property owners in collections. A motion to accept the report was made by Dallas, seconded by Claudia, and unanimously approved. The owner of 10 Derby Court has been sent an invoice for the fines totaling \$13,000 with the fines currently being suspended in good faith as they try to bring the property up to required standards. The Board had previously voted to send this letter drafted by our attorney requesting payment. JoAn told the Board that we will have the RDC Annual Budget (copy attached) broken out by month and available by next meeting. Discussion ensued regarding the budget and what the various committees have to spend for 2018. She also introduced Beth Ann Julseth to the Board who is our accountant from Corporate Resources Company. Beth Ann went over her scope of work for RDC from accounting, to tax filings, and once we hire an employee the associated Social Security filing, tax withholding, and cutting of a paycheck.

CCR Violations; JoAn brought up a dog off the leash that was very aggressive. At minimum dogs have to be under voice command, if not then the Board may have to take action up to directing the homeowner to remove the animal from the community. This would be after warnings, a hearing, and potential fine. Board agreed that a letter needs to go out to the owners regarding taking responsibility for their pets control and cleaning up after them. JoAn and Jim will prepare a letter to send out to our community. It was also mentioned that we need to review the process for handling CCR complaints and will do so at the next Board meeting with so many new members.

Corporate Document Update; JoAn received from Beth Ann Julseth a packet of corporate documents that required signature. This included the Secretary signing that the annual POA meeting was in accordance with necessary requirements and President signing for the amended and restated Bylaws.

RDC Employee Update; Fred Wallace submitted a report (read by JoAn) that we are currently having trouble finding qualified candidates for the position. Consequently, we are looking at bidding out the scope of work this employee would handle in the event we can't fill the position or if we have a lengthy delay. Many decisions still have to be made such as who this person will report to, where we store the

equipment, seasonal responsibilities, etc. JoAn will start the bidding process while the Hiring Task Force continues to look for suitable candidates.

Committee/Advisory Panel Reviews; The Board discussed the need to make sure we have at least one Board member on each committee. As a result, Dallas will be on both the ARB and Nominating Committee. Todd made a motion to accept, JoAn seconded and it was unanimously approved. Claudia will move onto the Social Committee and JoAn moved that we accept, Todd seconded and it was unanimously approved. In regards to the ARB members and their renewals only two letters regarding the individual's qualifications to be on the ARB have come back so far. JoAn will send out a reminder to the others who haven't yet responded. When those responses come through then the Board will vote via email for the approval for each individual.

Security; Todd brought the Board up to date where we are with Carolina Parking and the gate security. The revised estimate is now at \$38,000 plus a maintenance agreement. We will look into the possibility of ending our Custom Security contract early based on poor/non-performance. Todd will supply JoAn with a list of the numerous problems we've had and forward that to our attorney. The Board also discussed pool security with cameras and a lock of some type on the gate. Todd will look into the cost of having a numeric key punch lock installed.

Amenity Development Survey; Bob will resend a clean version of the survey to the Board and it will be reviewed at the April meeting. (copy attached)

2018 Board Calendar; A copy was handed out to each member for review.

New Business; The Greenery landscape proposal for the North and South gates was discussed and Dallas motioned to accept, Todd seconded, and it was unanimously approved to move forward with it. Also Todd brought up that he repaired our construction traffic sign which had been damaged and showed some examples of new signage notifying construction traffic not to use the South gate. He will see if he can find some other ones by next meeting. Bennet Paving has submitted a bid of \$89,000 for the repair of our roads and it was decided to hold that until next meeting as the information regarding cost annually and timing of the projects need to be ready for discussion. Last item was Todd suggested the Board get onto the RDC email so that it can all be memorialized and accessible. Dallas motioned we move forward with that, JoAn seconded, and it was unanimously accepted.

Meeting was adjourned at 7:41pm.

Next meeting: April 19th, 6:00pm at the Gathering Place