

**Rose Dhu Creek Plantation POA**

**Board of Directors Meeting Minutes**

**July 19, 2018 6:00pm at the Gathering Place**

Meeting called to order at 5:58pm

Board members present: Jim Kirkland, JoAn Pierce, Todd Guenther, Mike Kelly, Claudia Peacock, Bob Stout, Fred Wallace (past President)

Member absent: Dallas Eckard

Homeowners present: George Buckley, Roger Logston, Sam Weatherly, Art Gopalan, Mike Collins, Greg Harrold

Approval of June 2018 Meeting Minutes motioned by JoAn, seconded by Mike, approved 6-0

**Hargray:** Mark Reinhardt and Grace Kurtz of Hargray Community Relations spoke to the group about changes at Hargray since their acquisition and how they are trying to improve relationships with their customers. They mentioned that there is increased technology available with improved Internet speeds/bandwidth and that new modems and routers are available for upgrade free of charge. They also want to partner with us for a social event to meet the RDC homeowners and it was agreed that we'll set up a date for the event and they'll be available to answer any questions or concerns. Some of the Board and homeowners present brought up various issues that they've been experiencing lately with Hargray service and both Mark and Grace said they were willing to help to get things resolved.

**Carolina Time:** Robert Heredia (RJ) informed the Board that our new security equipment is on order and the FOBs will be delivered in advance so when completed everyone will be ready and able to use the new system. The May River (south) gate will be done first and by August 1<sup>st</sup> a list of dates and work will be sent out. The current plan is to have the south gate finished by August 17 and the Old Miller (north) gate completed by the 24<sup>th</sup>. Robert feels it will be done sooner than that and communication will be on going to keep all RDC owners informed. The Security Committee (Todd Guenther, Mike Kelley, Mike Collins) are directly involved with the project and will be overseeing on behalf of the community. Both gates will get new controllers, operators, cameras, and telephone entry units. The pool area will have new cameras installed and a locking gate. We as a community will own and control our system with Carolina Time as a backup.

**Treasurer's Report:** JoAn previously sent it out to the Board (attached) and mentioned YTD we have a \$27,000 surplus. Fred had questions on the capital account and JoAn explained that with our surplus and another \$3,000/month coming in that this will cover the cost of the new security system.

**Board Expense Reimbursements:** Jim explained that some vendors who do work in RDC need immediate payment sooner than our normal 30-day billing/payment cycle though our accountant cuts checks bi-weekly. JoAn walked everyone through our current process and how we as a community pay our bills. It was decided after some discussion that the example of previous Presidents and Treasurers would be used with making sure one of them always has the RDC checkbook if the other is gone.

**Maintenance Services:** Jim discussed the most recent work done by Bennet Paving fixing some curbs and adding dirt to the shoulders on part of our roads to prevent further deterioration. This brought up comments about on-going need for repairs and maintenance for the roads and ideas as to what we need. Fred mentioned that he felt as construction slows down in the future, when more lots get built out, that the most damaging cause being heavy trucks on our roads will be greatly reduced. Overall it is felt we are in great shape considering the age of our community and the amount of traffic. In light of the scope and expense of such costly projects and maintenance the rule of anything over \$5,000 in cost has to require three bids was mentioned.

**Gathering Place Reservations:** We need to change the wording on the application form from “rental” to “cleaning fee” as we are not renting the facility but trying to cover the cleaning expenses. If the homeowner does clean up after their event then their fee will be returned. This information needs to be included on the application and Mike said he’d take care of it.

**ARB:** Fred updated everyone as to how far along each of the current homes being built in RDC are. Currently the ARB has two more homes under review, one on Nandina Ct. and the other on Redbud Lane. There are two others that in the near future will come before the ARB as well. We’ve also had a few sales along with renewed realtor interest in our community.

**Amenity Survey Panel:** Fred mentioned that the community response to our recent survey was much greater than expected and that most were positive and upbeat. The committee will also be meeting next week to review and consolidate all of the responses so that it will be ready for the homeowners in the near future.

**Beautification Committee:** Bob read the notes from the Committee to the group (attached). Jim mentioned that we need similar bids on lighting that are for the same scope of work.

**Greenways:** JoAn talked about the recent bidding for our greenway maintenance and how the work was broken out overall so that it was clear that bids were for specific work. Of the five requests only two responded and the bid was awarded to Professional Landscape. Discussion ensued about the lots on the greenway where the community is paying for maintenance and shifting that to the individual lot owners. This will be sent over to the Maintenance Committee to discuss and come up with a proposal to the Board along with talking points to the homeowners.

**New Business:** Art felt that we should post both the positive and negative on Nextdoor in light of the recent vandalism at the pool restrooms. Jim agreed and will put something out on Nextdoor. George brought up the washed-out trail heads due to the recent heavy rains along with the need for clean up and repair. JoAn proposed no new contract reviews until 2020 since they were reviewed this year.

**Old Business:** On June 23, 2018 the Board voted via email to cancel our lease contract with Custom Security and move to system ownership with Carolina Time as a result of previous discussions and meetings. This includes control of the gates, camera systems, and security on the pool gate. The vote was unanimous 7-0.

**Executive Session:** None

Meeting adjourned 7:43pm