

**Rose Dhu Creek Plantation POA**  
**Board of Directors Meeting Minutes**  
**Special Working Meeting**  
**September 20, 2018pm at the Gathering Place**

Meeting called to order at 4:32pm

Board members present: Jim Kirkland, Todd Guenther, Mike Kelley, Bob Stout, JoAn Pierce (by phone beginning half of meeting), Claudia Peacock (latter half of meeting)

Board members absent: Dallas Eckard

Homeowners present: Art Gopalan

**Three-year Capital Plan:** It was agreed to defer this until the Treasurer was present in person and for a full Board meeting.

**12 Derby Court:** There was an offer of \$140,000 made on the property with a 30-day contingency for a decision from the seller. The property has not yet been listed on the MLS and collectively the Board felt it was too low, especially in light of the future development costs for power, water, and ingress-egress. A motion of a counter offer of \$175,000 "as is" was made by Mike and seconded by Todd with a 6-0 vote. Bob will draft the response to Tara Lynum, the realtor, and send it out. Currently the proceeds of the sale are planned to pay off the mortgage on the full lot extending from RDC Plantation Dr. to the back of our development.

**Greenways:** Art Gopalan presented a handout (attached) that explained the maintenance of the greenways, the costs, and a proposal of how to turn that cost back to home and lot owners. After researching the CCR's it's clear that it is not the responsibility of the POA to absorb the current \$16,000/yr. to maintain these areas that are privately owned. The plan is to transfer this expense back to home and lot owners as of January 2019. There was much discussion as to how to properly administer this fairly and that properties should be maintained weekly during the growing season and bi-weekly during dormant. JoAn mentioned that perhaps we could ask Billy of Professional Landscaping how he would handle the transfer of charge, whether flat rate or pro-rata. In an effort to be as fair as possible due to the wide range of lot sizes and greenways being maintained, the idea of square footage will be looked at to see if it's feasible as far as those lot owners not willing to maintain it themselves. In this case the expense will be passed on in the form of an annual charge (yet to be determined) along with the annual POA dues. For homeowners, either single or double lots, the maintenance becomes their responsibility should they have any greenway. A motion to adopt the plan of turning this expense (with fees yet to be determined) back to home and lot owners effective January 2019 was made by JoAn, seconded by Mike and unanimously voted 5-0. JoAn will draft two letters, one for lot owners and the other for homeowners. It will explain what is going to happen, their choices, and give a 15-day comment period for comments to the Board.

**Job Descriptions:** JoAn drafted job descriptions for President, Treasurer, and Secretary of the Board along with responsibilities of Board members that were previously reviewed by members. The plan is to

have these as “living” documents that can be added to or modified moving forward as responsibilities change or are redefined. They will be posted on Google Docs and will be able to be reviewed at any time and especially for new Board members. A motion to adopt was made by Mike, seconded by Claudia and voted in at 4-1.

**10 Derby Court:** No new status but the feeling is JP Morgan Chase is becoming more interested into pursuing mediation and resolving this, ultimately selling the property. Our current legal bill on this matter is \$7,900 and we’ve fined Chase over \$13,000.

**Working with suppliers:** We have to have vendors going through the appropriate committees for approval and sign off of invoices before they are submitted for payment.

**Adjournment of special meeting:** Adjournment motioned by Todd, seconded by Claudia, and voted 5-0 at 5:52pm.