

Minutes of Board Meeting

Rose Dhu Creek Plantation Property Owners Association

November 15, 2018

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

Board Members Present: Jim Kirkland, Todd Guenther, JoAn Pierce, Claudia Peacock, Mike Kelly, Bob Stout

Committee Members Present: Fred Wallace, Jeanne Gerace, Art Gopalan

Homeowners Present: Sam Weatherly

Call to order: Meeting was called to order at 6:01pm.

Approval of October Meeting Minutes: JoAn motioned to accept, Mike seconded, vote 5-0 to accept. Note at time of vote Claudia had not yet arrived.

Treasurer's Report: JoAn talked about the low capital reserves and the need to cut back spending through the end of the year. The projection is we'll finish the year with about \$35,000+ in the account as a result of nearly \$80,000 spent YTD on capital improvements (report and list attached). All owners have paid their 2018 POA fees and 2019 billings will go out next month. We also continue to assess fines for 10 Derby Court which are over \$36,000 and indication has come from our attorney that Chase Bank may be working to pay those fines. Fred Wallace offered to bush hog the lot so it isn't such an eyesore for the community and especially for the folks on Derby Court while we wait for Chase to figure out what they are going to do.

JoAn also walked everyone through the proposed 3-Year Capital Plan (attached) and the rationale behind it. This led to a discussion on special assessments and possibly increasing POA dues as we look towards future large capital improvements. JoAn pointed out that in 3 years we will be debt free so we probably don't need to deal with either yet. Art Gopalan questioned how we currently put funds into the capital reserve and how it appears that we can continue to build this fund through the monthly allocations despite some of the projections through the end of 2018 and for 2019. Also the need to clarify the difference between having no funds versus no capital expenses being planned as it could be confusing for some folks and appear that the POA doesn't have any funds. Jim brought up the need for the Board to vote on what we do with the annual POA dues as the 2019 billing goes out next month. JoAn motioned we keep them the same (as they've been for the past 6 years), Claudia seconded, and the vote was in favor 6-0. Included in this mailing will be the greenway resolution which moves the responsibility of maintaining individual property greenway areas back to the homeowners. The POA will continue to maintain the areas which it owns but no longer take care of privately-owned properties. Fred brought up that we may get an inconsistent look throughout the plantation which is something the Board has previously discussed and if there are problems we will deal with them directly. Some of the previous thoughts on charging property owners we again brought up but with our various lot sizes,

setbacks, etc. it becomes very difficult to fairly charge folks for maintenance so the earlier decision will stand which is to leave it to the individual owners and for the Board to monitor it.

ARB Report: Fred reported that we have three new projects going through presently with another to be submitted soon. We also have some new construction starting soon as well and a lot owner whose previous project was denied should be resubmitting.

Beautification Committee: Jeanne mentioned that contacting new homeowners is a problem and it was pointed out that often when we receive the closing information on a sale it only shows the buyer's name without their contact information. Various thoughts came forth on how to improve this including developing a form that could be part of buying into RDC. Jeanne volunteered to clean up the South gate area so we don't incur further expense and Mike Gerace and Jack Hardy offered to repair some damaged fence along with some trail work. Todd has offered to clean up the downed tree on Nandina Court as well. We do have some overhanging limbs and branches on the trails which are a problem for folks on horseback or bike riding. Mike Gerace has taken care of a number of these but there's more work to be done. As far as the overall RDC maintenance Jeanne wants to bid it out again because too much time and effort is being spent monitoring on our current provider and Jim suggested it get done prior to the first meeting of the new 2019 Board. Mike brought up that the South gate lights may need to be adjusted for daylight savings time as the gate lights were dark at 5:45pm.

Social Committee: Fred suggested that folks get out and talk to their neighbors about the annual holiday party on December 8th and try and get as many of our community members to attend as possible. Claudia brought up there will be a holiday cookie decorating event for the kids that morning and that the committee notes from their last meeting covering this are available (attached).

Amenity Advisory Panel: Fred apologized for the delay and that Karen LeBon is still working on the arduous task of consolidating the full report down to 7 or 8 pages making it more readable. It's anticipated to be done next week and will immediately be forwarded to the Board.

Nominating Committee: Art talked about having to fill four vacancies with Dallas Eckart moving and presently has only one interested party. He suggested maybe dropping the Board down to five from seven members because of non-response to fill positions but Jim pointed out that it's easier to reach quorum with seven Board members. The annual holiday party will be an opportunity to speak with some homeowners one on one about possibly joining the Board and has been successful in the past.

Security: Todd brought us all up to date on our new security system which still has a couple of items that need to be resolved such as capturing license plates at both gates (but we currently can at the South gate only during daytime). We still have folks moving to the left upon exiting the North gate which is unnecessary as it is now automatically opening upon an approaching vehicle so a posting of a sign or lane tape on the asphalt should resolve this. He also covered RDC taking over the security database and thanked Mike for all of his efforts and help. Jim asked that it be noted that our community owes a big debt of gratitude to Todd Guenther, Mike Kelly, and Mike Collins for all of their time and effort put into the new security system saving our community thousands of dollars.

New Business: "Helping Hands" deferred until next meeting. Annual homeowner meeting documents were brought up and JoAn thought Beth Ann (our accountant) has them so we can prepare for the February 2019 meeting. She also mentioned the demands put on Board members, how much time and

effort are required, and felt that it probably needs to be mentioned at the annual meeting to solicit support from the community.

Executive Session: none

Board adjourned at 7:25pm.