

Rose Dhu Creek Plantation POA
Board of Directors Meeting Minutes
December 13, 2018 6:00pm at the Gathering Place

Meeting called to order at 6:01pm

Board Members present: Jim Kirkland, Todd Guenther, Mike Kelly, Bob Stout, JoAn Pierce (by phone)

Board Member(s) absent: Claudia Peacock

Committee Member(s) present: Art Gopalan (Nominating Committee)

Homeowners present: Karen LeBon, Ron Koopman

Approval of November Meeting Minutes motioned by Mike, seconded by Todd, approved 5-0

Treasurer's Report: JoAn recapped the November report which shows our operating account at \$18,961, ARB/Builder deposits at \$38,965, and the capital account at \$30,395. For November we had a (\$25,164) shortfall and YTD (\$13,696) Most of this is due to extra security expenses and gate damage. She also reported on 10 Derby Court to which Chase Bank seems to finally want to get resolved and may be looking to market it in the near future. They made an offer of resolution which we found unacceptable and countered with to pay only \$30,000 of the fines, pay our legal fees (which are about \$6,000), give an easement for 12 Derby Court. If they agree fines will be suspended and they need to bring the property into compliance by January 1, 2019 or the fines resume at \$100/day.

The issue of annual billing was discussed and the assessment will go out next week along with a letter explaining that the POA will no longer maintain the greenway on privately owned lots. The content of the letter was covered and a small change to include the RDC email address. Motion to accept the letter was made by Mike, seconded by Bob, and approved 5-0.

Social Committee: Art Gopalan read a December 13th letter by Libby Hardy to the Board requesting that budgeted funds for the various committees be undisturbed so that short of a major problem (such as a hurricane) events that are planned can occur. If there is a need for a change that the committees could be notified as soon as possible so that folks could respond accordingly. A lot of people work very hard planning events/activities and it becomes discouraging when they are changed or cancelled. Jim thanked Art for reading Libby's letter, thanked her for her service to our community, and will keep it in consideration. He explained that this was an exceptional year financially with the impact to the budget and our funds, also that a budget is a work in progress and sometimes things happen that impact or change it.

Nominating Committee: Art explained that he has only two candidates so far, both applying for the single opening of a two-year term. We also have openings for a one- and three-year terms so we need to get at least two, possibly three more people to step forward. Art worked very hard at the recent Christmas Party trying to recruit and though several people expressed interest nobody has yet signed up. Jim requested from Art the names of people who have expressed interest and will look into have Board members reach out again to them as we have only a few weeks left before the ballots get sent

out to homeowners. Discussions ensued at length as to possible scenarios, ramifications, and potential third-party management of the POA (which most likely would incur and increase in annual POA dues).

Amenity Survey: Keren LeBon walked the Board through her methodology in the compiling of the 116 questions on our survey which was 120 pages long which she compiled into 16 pages. Greg VanZandt then picked the most important areas to homeowners and put them into chart form (attached) with the top two responses very interested and somewhat interested being combined to show the importance to property owners. Beyond the statistics Karen also listed some of the homeowner comments with a number being very thoughtful while some others impossible due to expense or violation of our bi-laws. She suggested the various committees look at the responses in their areas of responsibility to gain the insight of what property owners are thinking and feel strongly about as this could potentially help them going forward. This brought up comments by Jim that we need to look at each committee, their members, vacancies, and develop a plan of action to bolster them with the annual POA meeting being a good opportunity to cover this with the association.

ARB Report: Jim read Fred Wallace's report which has current construction of two homes on Sweetgrass, two homes on RDC Plantation being 60% complete, two owners soon to submit plans to the ARB, and soon two more to start the preliminary process.

Security: Todd reported that we have locks going in on the North Gate next week and also the ability to clearly read license plates getting resolved. For the South Gate we need auxiliary lighting as it's still too dark to read license plates at night. The system does work as we had a daytime incident at the South Gate and we were able to identify the individual who caused damage to the brick on the right side leaving the plantation and they've since repaired it. The universal code of #2018 has been discontinued for the gates and folks have tried a number of times to use it to gain entry. Everyone was issued a vendor code and homeowners need to start using these codes for service folks.

New Business: none

Meeting adjourned at 7:11pm Motion to adjourn by Mike, second by Todd, passed 4-0 (JoAn had left the meeting after the Treasurer's report).