

Minutes of Board Meeting

Rose Dhu Creek Plantation Property Owners Association

January 17, 2019

The meeting of the Board of Directors was held on January 17, 2019 at the Gathering Place.

Board Members Present:

Jim Kirkland, JoAn Pierce, Claudia Peacock, Todd Guenther, Mike Kelly, Bob Stout

Absent: none

Committee Members Present: Art Gopalan (Nominating), Greg VanZandt (Amenity Panel)

Call to Order: The meeting was called to order at 5:59pm by Jim Kirkland

Approval of December 13, 2018 meeting minutes; JoAn motioned to accept, Todd seconded, the Board unanimously approved acceptance.

Treasurer's Report; JoAn went over the December 2018 Treasurer's Report and Year End Report giving highlights of where we finished as a community. In December we had a positive variance of \$73,666 due to capitalizing fixed assets which included our Security System \$45,747, Beautification Project \$14,580, Lighting Project \$7,805, and Rear Gate \$4,132. For year end the positive variance was \$59,970. We also have \$6,726 in the Operating Account, \$38,965 in ARB and Builder deposits, and \$30,386 in the Capital Account.

With 10 Derby Court it appears that Chase wants to resolve this issue and market the house but they are waiting on RDC to provide the details on the easement for the lot we own. Once that is provided the feeling is we'll see some progress in moving the sale of the property along.

Our 2019 insurance premium renewal and coverages were run by a third party who reviewed them and felt they were fair and appropriate. As a result, we are renewing and Jim signed the form at the meeting. The proposed 2019 budget was previously sent to all Board members and discussion on some of the line items ensued. Art commented that the Board needs to make every effort in 2019 to make sure monies budgeted to the various committees such as Beautification or Social are available and not having to be used for other purposes. JoAn commented that barring any unforeseen circumstances the 2019 budget should finish the year with a \$60,000+ surplus which will help monetize contingency needs and accruals such as hurricane but it will still be a tight budget. A move to accept the 2019 Budget was made by Claudia, seconded by Mike, and unanimously passed. Further discussion occurred on future POA dues, our loan payment being paid off within three years, the sale of our lot to further retire debt, accruals for hurricane, roads, and infrastructure repair/replacement, and annual fees versus future needs.

Social Committee; Claudia recapped the email she sent to the Board members about the 2018 Holiday party. A special thank you was extended to John and Beverly Sturm for providing the gingerbread houses for the kids to decorate, to Greg VanZandt and Todd Guenther for putting up the sheeting and helping decorate, to Fred Wallace and Chris O'Malley for hosting the food, and to the entire Social Committee and other volunteers who helped plan and execute a great event. The issue of recruitment to committees came up, as it did in the Nominating Committee discussion. The plan is to have sign up sheets available at the annual meeting for anyone who is interested and wants to serve our community.

The was some discussion on the terminology of committees, panels, groups, etc. and the legal ramifications of calling a group a committee in a private community under South Carolina law. No consensus was reached on any changes regarding this matter so it will have to move forward with the new Board.

Nominating Committee; Art discussed how the candidates for the 2019 Board came forward along with the process of sending out the ballots, the biographies of the candidates, proxy vote, and agenda for the 2019 Homeowners Meeting. We are required to have the information to the owners at least two weeks prior to the return mail date of February 12. The information has to our accountant by next week which required the Board to approve the Ballot. A motion to accept was made by Bob, seconded by JoAn, and unanimously approved. Once the mailing has occurred, about one week prior to deadline the Board will contact all of the owners making sure the ballots and proxies are returned so we can achieve quorum. Art suggested that for those who don't get elected that we offer them opportunity to serve the community on one of the Committees or Panels. Jim said he will bring that up and make that offer at the annual meeting prior to the announcement of elections results. Because of the timeline the Board voted to have the Ballots, Candidate Bios, Proxies, and Meeting Agenda sent out by January 25th. Jim motioned we accept, Claudia seconded, and the vote was unanimous. As we were talking about what needs to be done for the annual meeting another item came up regarding a fee for buying a home in RDC as most other plantations have. The group feeling was to leave it for the new Board next month and if they want to pursue then put it up for a vote to the membership. Also the agenda for the annual meeting was discussed and what the Board felt was important and needed to be highlighted. Mike added that he has the video for our new security system that can be shown so folks can see how well it works.

ARB Report: none

Security Advisory Panel; Todd brought the Board up to date where we are with Carolina Time who are now installing magnetic locks for the middle of the North gates. This will keep it closed and prevent someone squeezing through with a bicycle (which has occurred). We also need them to adjust the cameras so we can capture license plates more clearly and do some more training of interested RDC folks on the equipment and how to use it. Greg brought up the issue of damaged fences and will walk the perimeter of the plantation to see what is needed in the way of repair.

Amenity Development Survey; Greg will present the slides which consolidate the results of the Amenity Survey during our annual meeting. The next step will then be for the panel to come up with suggestions to present to the Board and ultimately RDC ownership.

New Business; Todd brought up the issue of trailhead washouts and felt it would be a good time to spread some rye seed to hold the soil. Jim approved the \$60 expense to get some seed and see if it resolves the problem. JoAn asked about feedback to the greenway change/ charges back to individual owners and Jim said he's received only two phone calls about it and they were questions about what the owners needed to do and no complaints.

Meeting was adjourned at 7:25pm.

Next meeting: Annual- Saturday February 16, 9am at the Gathering Place, Board Meeting Thursday February 21, 6pm at the Gathering Place