

**Rose Dhu Creek Plantation POA**  
**Board of Directors Meeting Minutes**  
**February 21, 2019 at the Gathering Place**

Meeting called to order at 6:02pm by Jim Kirkland

Board Members present; Jim Kirkland, Todd Guenther, Mike Kelly, Art Carapola, Fred Wallace, Ron Koopman, Bob Stout

Homeowners present; Jack and Libby Hardy, George Buckley, Greg McMahon, Lori Kelly

**Approval of January 17, 2019 Board meeting minutes;** Mike motioned to accept, Todd seconded, vote was unanimous to accept.

**Approval of February 16, 2019 Annual POA meeting minutes;** Art motioned, Mike seconded, vote was unanimous to accept.

**Introduction of new Board members;** Jim introduced the new Board members, Art Carapola, Ron Koopman, Fred Wallace, and gave them two handouts. The first was a "Conflict of Interest" document that all Board members are required to sign, and the other listing Board responsibilities and activities by month.

**Election of 2019 Officers;** Jim talked about the open executive positions on the Board and by vote for 2019 they are as follows, Fred Wallace- President, Todd Guenther- Vice President, Bob Stout- Treasurer, Mike Kelly- Secretary. The Board vote for acceptance of each new officer was unanimous.

**ARB Members for 2019;** Jim explained that each member serves a one-year term and that the entire ARB will have to be reappointed along with a Board member as part of the group. Fred discussed what the ARB does along with their meetings, which though not on a set schedule, do meet when they have agenda items. The ARB meetings and activities are part of the monthly report to the Board. For the new ARB Fred has agreed to stay on but another member will serve as the head. Greg McMahon volunteered along with Greg Harrold to serve for 2019. Jim mentioned about getting others onto it as well and will reach out to the 2018 members to see who wants to stay on. A motion was made by Mike to reappoint prior members, add new ones, and to have a new chair of the ARB take over for Fred (but Fred to remain on the ARB thus fulfilling the requirement of a Board member). It was seconded by Todd and unanimously approved.

**Committees and Panels;** Jim expressed the need to recruit new members to our various committees and panels. He felt it would be more impactful if folks were directly approached in efforts to get them to participate. Lori Kelly volunteered to reach out to contact folks regarding the **Social Committee**. The current committee (list attached) met earlier this week to discuss 2019 and plan on keeping the same events as last year. There will be one addition- a Chili Cookoff scheduled for Saturday, September 28. The group will also be sending out an email blast encouraging homeowners to use the Gathering Place and hopefully create some impromptu events. Ron Koopman has agreed to be the Board member on the committee. For the **Maintenance Advisory Panel** Greg McMahon volunteered to join, for the **Security Committee** Art Carapola volunteered, and for the **Beautification Committee** Todd Guenther

has agreed to be the representing Board member along with Sam Weatherly joining as well. Jim brought up the **Finance Committee** which never materialized and after some discussion it was felt that this wasn't needed at this time.

**Treasurer's Report;** Bob reported that January 2019 We had \$133,939 in our operating account, \$23,465 in ARB/Builder deposits, and \$30,378 in the capital account. The 2019 property owner assessments were \$208,500 and currently none are delinquent and won't be until 60 days from billing. Currently we have 17 members that paid half of their two-pay option and 17 that remain unpaid so that at the end of January we had \$191,125 in the prepaid account. We finished January with a positive variance of \$2,676. A motion to accept the report was made by Mike, seconded by Todd and passed unanimously.

**Nominating Committee;** Jim acknowledged Art Gopolan for heading this up the past couple of years as Art is stepping down. Jim volunteered to be the Board member on the committee and Greg McMahon joined as well. Jim will reach out to Jack Hardy and Rick Cramer to see if they want to remain part of the group for the 2020 elections.

**Open Items;** Jim mentioned the pines trees behind Karen LeBon and John Light's homes that are presenting a threat to their houses. Fred confirmed they are a problem and sit on community property. Fred volunteered to get three bids to remove the trees as he is on the Maintenance Advisory Panel.

Regarding 10 Derby Court there is nothing new on the litigation as we are awaiting a new mediation date. A lawsuit has not been filed per the advice of our attorney who feels mediation is the better path to take.

**New Business;** Bob brought up that we need to pass a resolution stating the change in the Board, it's new officers, and that this needs to be given to our bank. **A motion to pass the resolution to accept the new Board members and officers was made by Art, seconded by Mike, and passed unanimously.**

Mike asked if we want to keep the RDC email addresses/service from Rackspace for the Board in 2019. The general feeling was to try one more year so Mike will get new addresses for each Board member along with passwords. He also got a quote to power wash the pool deck and walkways for \$325 and the Board agreed to proceed. He will also get a bid to power wash the fences at the South gate from our Hampton Hall border to the opposite side of the gate for about 150 feet of the southern side. He also brought up the drainage problems at the South gate and Fred mentioned it's not an easy fix and the only way to resolve this is to create a trench and drain.

**Adjournment;** Todd motioned to adjourn, Mike seconded, it passed at 7:05pm.

Minutes submitted by Bob Stout \_\_\_\_\_

Secretary February 16, 2018-February 21, 2019, Treasurer February 21, 2019-February 17, 2020