

**Rose Dhu Creek Property Owners Association**

**Board of Directors Meeting Minutes**

**Thursday April 18, 2019 at The Gathering Place**

**Board Members Present;** Fred Wallace, Todd Guenther, Bob Stout, Jim Kirkland, Ron Koopman, Greg Harrold. **Absent;** Art Carapola

**Homeowners Present;** Sam Weatherly, Roger Logston, Mike Kelly

**Meeting called to order at 6:01pm.**

**Board Member change;** Mike Kelly resigned from the Board as he and Lori are moving. Fred thanked him for his service, along with Lori's, to our community. Fred motioned to accept Mike's resignation and approve Greg Harrold as Mike's replacement, Jim seconded, and it was unanimously approved 6-0. Greg will finish out the term ending in January 2020.

**Approval of March 21, 2019 Meeting Minutes;** Jim motioned, Todd seconded, and approved 6-0.

**Treasurer's Report;** Bob reported that currently we have \$149,717 in our Operating account, \$23,465 in ARB and Builder deposits, and \$32,860 in the Capital account. The only open receivable for 2018 is 10 Derby Ct. and JP Morgan Bank for \$13,000. This matter was resolved in a meeting with all parties (see below). Our annual POA fees have 22 owners making the two-pay option, 3 owners were late but didn't pay their late fees, and 1 owner who we've been unable to contact who has paid nothing. We finished March with a positive variance of \$788 and YTD positive variance of \$10,784. We also paid \$4,500 into our Capital reserve account to catch up for the \$1,500/mo. that we missed the first three months of 2019. We will also be reassessing our accrual on this account in August to see if we are capable of adding a higher monthly amount as currently it's below \$40,000. Jim asked about our financial liability in the event of a major named storm and Fred explained that we have insurance with a \$25,000 deductible but if it were a more severe storm, we'd need greater reserves. Ron motioned to accept the Treasurer's Report, Todd seconded, and it was unanimously approved 6-0.

**Security;** Todd discussed the south gate problems that we were having with it staying open. The problem was old "legacy" equipment that has been replaced and now it's operating fine. As a result of it being old equipment it wasn't covered under our warranty.

**Beautification Committee;** Todd covered the meeting of the committee which was held today the 18<sup>th</sup>, to discuss the condition of the maintenance of the landscaping in RDC. We will be looking for a new contractor as we are experiencing too many difficulties with our current company and the constant follow up trying to make sure the work is getting done. Meetings and interviews with new providers will take place next week and soon a decision on who will take over the work. Todd also discussed the lack of greenway maintenance by lot and homeowners and trying to find a resolution as presently the community does not look very good. We are considering directly charging owners if they don't get their own landscaper to maintain their properties and the choice will be theirs, to either be billed or provide someone so we can get back to that consistent look. Jim asked about mailing a letter to all owners reminding them and Fred assured the Board that it will be a simple letter and that it gives them the

choice but the work has to get done. Todd also has a company looking at the lighting at the south gate as there's a feeling that the gate area is not highlighted enough.

**ARB;** Fred talked about Lot 8 which we own and subsequently split, it sits adjacent to The Gathering Place. The intent was to sell the back half which is off of Derby Court and to use the front for our community. Currently we are seeing an appreciation of lot prices and very soon there will be none for sale. 10 Derby Court has gone under contract and is set to close in early June. The soon to be owner has expressed interest in the back half of Lot 8 as it is adjacent to his property. We have four properties under contract (O'Malley, Eckard, Kelly, and Gino's) with two lots under contract. We also have one house that was just started construction on RDC Drive and two soon to start.

Mary Kerdasha is now the chair of the ARB and Karen LeBon is the recording secretary. Arpad is not returning to the ARB which leaves the required odd number on the Board for voting purposes. Jim motioned that Arpad be officially removed, Todd seconded, and the vote was unanimous 6-0.

**RDC/JP Morgan Update;** Fred and Ron met with JP Morgan to resolve the 10 Derby Court problem through mediation. A settlement was reached that is confidential but beneficial to our community. What can be shared is they agreed to list the property on the MLS by May 1<sup>st</sup>, they listed it last week and it's already under contract. A confidential summary has been shared with the Board.

**Old Business;** Jim brought up the leaning tree problem between Karen LeBon and Dallas Eckard's old house. Fred is getting quotes to take care of the problem. Todd mentioned Carole Stout's idea of a "First Friday" event at The Gathering Place for the community to come together and get to know one another. It would be **everyone** invited, pot luck, and bring your own beverage for you and your kids. All of the Board thought this was a great idea and Todd will follow up with the Social Committee which is currently in the need of a lead as Lori Kelly is moving. With her leaving we will also need to find someone to handle the scheduling of The Gathering Place.

**New Business;** Fred is going to send out a list to all of the Board showing the transfer fees of the various communities around us. He requested feedback from each Board member and this will be on next months agenda and possibly a vote. Income from this would go back to the community and its use determined by the Board. Jim asked about the teenager who has been causing trouble in our community and involved in a number of incidences. Fred said that it is presently resting with the court to determine if they want to do anything about the on-going problems this person has caused.

**Adjournment;** Fred motioned to adjourn, Jim seconded, and it was unanimous at 6:52pm.