

**Rose Dhu Creek Property Owners Association**

**Board of Directors Meeting Minutes**

**Thursday March 21, 2019 at The Gathering Place**

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

**Homeowners Present;** Carole Stout, Greg & Jodie McMahon, Roger Logston, George Buckley, Greg VanZandt, Elena Carapola

**Meeting called to order at 6:02pm.**

**Approval of February 21, 2019 Meeting Minutes;** Bob motioned, Art seconded, approved 6-0.

**Treasurer's Report;** Bob highlighted the February report which has \$138,275 in our Operating account, \$31,465 in ARB and builder deposits, and \$32,869 in the Capital account. The only receivable remaining from 2018 are the fines for Chase Bank on 10 Derby Court which amount to \$13,000. Our annual assessments went out in December and the balance of our prepaid account as of the end of February is \$173,750. As of mid-March, we have 20 owners who taking the two-pay option and 9 owners who remain unpaid. The unpaid owners are getting assessed interest at 1.5%/month or 18% annually. We finished February with a positive variance of \$7,320 and year to date plus \$9,996. Jim motioned that we accept the Treasurer's report, Todd seconded, and it was accepted 6-0. Our annual insurance for RDC Plantation is up and the 2019 cost is \$7,709 or a 3.2% increase which is line with the industry. Though the Board previously approved renewing the policy, because of the slight increase, Bob requested the Board vote again to accept the new proposal. Art motioned we accept, Fred seconded, and it was approved 6-0. Jim mentioned that last year the Board agreed to start working towards increasing the Capital account and the monthly set aside. Bob will be in contact with Beth Ann Julseth to make sure we increase the monthly amount going into this account.

**Security Committee;** Todd informed the group we had problems with the pool gate not opening and the South gate staying open. Both issues have been corrected though the South gate may need more work. He also needs another Board member to be trained on the security system and Art volunteered. Jim mentioned that Carolina Time has offered to do the training and just needs to be called. Todd also asked that we get a community owned laptop for controlling our security system remotely as currently it's on a home computer.

**Beautification Committee;** Carole Stout talked about the North gate lighting and taking bids, the best being Anderson Outdoors (copy attached). The total was \$1,244 to get the lighting up to standard and able to assist our security system for nighttime video and photos. Jim motioned we approve the bid, Todd seconded, and the vote was 6-0 to proceed. The committee is also looking at getting the North gate area cleaned up and having the South gate plantings refreshed along with finishing the landscaping along the pavers. Carole mentioned needing bollards to protect the landscaping and the kiosk and Todd has them nearly ready for installation. We also had a problem with an overbilling for February with Professional Landscaping and they have rebilled. We made a change in January with greenway maintenance which now is owner's responsibility but the new problem is it's not getting done and things are looking unmaintained with a lot of leaves, debris, and rubbish. Greg VanZandt suggested we send

another letter to all homeowners reminding them of this change and adding a due date to start taking care of their properties and maintaining them monthly. Fred mentioned that Professional Landscaping offered a price to all of the homeowners and he will find out what kind of response was received. Roger Logston agreed that we need to enforce this and folks either need to take care of it themselves or have Professional Landscape do it. Jodie McMahon said that this came up 4 years ago and it wasn't enforceable but Jim mentioned we can enforce a "community standard". Carole is also pursuing a bid from Dahlzell Landscaping to handle all of RDC Plantation and do what Professional Landscaping does along with some other work and should have it ready by next week.

**ARB and Real Estate;** Fred covered the first meeting of the new ARB and that we have two major and two minor projects with the Hunters and Garbis almost ready to take possession of their new homes. We also should have three new plans coming in soon with two on RDC and one on Sweet Grass. We had the lot on the corner of Sweet Grass and Redbud sell recently for the highest price since the economic downturn of 2008. The McCarthy's at 10 Sweet Grass sold in just 15 days and realtors have been expressing renewed interest in our community. Greg VanZandt asked about the old business of wanting to put collars on the gravel driveways of some properties because of the problems that occur such as gravel getting into the roadways and the shoulders of the pavement starting to crumble. Fred said all new builds are requiring the collar and that they are going back and talking to other homeowners where this is a problem. Bob brought up the recent Bennet Paving invoice from 2018 and has instructed our accountant not to pay until it's resolved. Greg walked the group through the history of what happened when they did the work, the problems that occurred, and Bennet doing work we didn't agree to. He said this is something that should be negotiated with them. Jim brought up that in 2018, when the work was done, we had budgeted \$3,500 and not \$8,000. In an effort to resolve this Bob will send the invoice to Fred and Greg will send the emails containing all of the dialogue regarding what was agreed to, etc.

**RDC vs JP Morgan;** Fred announced we finally have a mediation date of Wednesday, April 10<sup>th</sup> for 10 Derby Court. Both Jim and Ron volunteered to attend with Fred and our goal is to get this resolved and get the house on the market to get someone living in it after all of these years.

**New Business;** Greg and Jodie McMahon brought up a number of past issues and problems that they have had with Fred and the ARB. Greg talked about why he joined the ARB and suggested tracking the on-going activity of the ARB and Fred agreed. During the lengthy discussion which included a number of personal issues there were some requests and questions that came up. This included a concern as to why a former ARB member was not re-enlisted for 2019 and the reason given was because they only attended three meetings over the past two years and boards and committees need stronger participation than that to function. Another was why even have Board members on committees at all and Bob pointed out this came up in 2018 and JoAn Pierce had researched this. Under South Carolina law Section 33 regarding POAs we are required to have a Board member on a named committee. Another concern was Fred being both the Board President and ARB Chairman but it was decided at the February 21<sup>st</sup> meeting that he would no longer serve as ARB chair once the ARB met and selected a replacement. Greg wants the process to start immediately and Fred said that they are waiting for Mary Kerdasha to return from a trip and then a meeting will be called sometime within the next two weeks to make a selection. Since there were a number of personal issues brought up between the McMahons and Fred, George Buckley volunteered to sit down and mediate to try and reach a resolution between them.

**Motion to adjourn;** motion by Todd, seconded by Jim, meeting adjourned at 7:17pm.

