

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, July 18, 2019, at The Gathering Place

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

Homeowners Present; Sam Weatherly

Meeting called to order at 5:58 pm by Fred Wallace.

Approval of June 20, 2019, Meeting Minutes; Bob Stout motioned, approved 7-0.

Treasurer's Report; Bob reported that currently, we have:

- \$96,936 in our Operating account at Coastal State Bank,
- \$22,465 in ARB and Builder deposits, and
- \$75,840 in the Capital account.

The balance at the end of June for deferred assessments is \$104,250 to be recognized as income for \$17,375 per month. As of mid-July, there are 6 members outstanding for the 2nd installment of dues which were due on 6/30.

We finished June with a positive variance of \$3,472 and YTD positive variance of \$26,1885.

Fred noted that McCarthy shows up as unpaid, but they have sold their house. The closing attorney would have reached out to us, and Beth Ann would have given them the information on what was due.

Jim asked that the minutes reflect our financial position is the best it has ever been.

Jim moved to approve the Financial Report. That motion was approved 7-0.

Security;

Rear Gate Issues – Todd reported that the rear gate (Old Miller Road gate) had not been fixed yet. The service company is waiting on a part. Art noted that he has not been able to update the resident database for the rear gate in about one month. There are about four residents whose information has not been uploaded, so they will not be able to use the rear gate. That has not been an issue to date.

Database Synchronization – Although it was not discussed during the meeting, the issue that Todd discussed at the June POA board meeting concerning the fact that there are differences between the Resident Databases managed in the Security function and the data in Bob's database has been resolved. Art coordinated the synchronization of the databases being maintained by Bob, Beth Ann, and himself. The three databases are currently completely synchronized.

Pool Access Code – Greg Harrold noted that he uses the pool more than about anyone in the development and that he has seen people using the pool that he does not believe are residents of Rose Dhu. It was noted by the group that staff members of the Equestrian Center are permitted to use the facilities and that they may be the people Greg sees there.

Fred asked Art if he has the ability to change the gate code. Art said it would be an easy thing to do.

The Board discussed changing the pool access codes according to an annual schedule and what that schedule should be. The decision was to change the schedule twice per year, one of those dates being September 1st and the second date being sometime in the Spring.

Art was directed to change the Gathering Place gate code on September 1st, and to send out an initial notification to the residents around August 1st that the change is coming along with the new code. In addition, Art will send out a reminder of the change a few days before September 1st.

Beautification Committee;

Bob Stout noted that the Beautification Committee is preparing an RFP for a Landscape Architect to redesign the landscape elements at RDC.

Sam Weatherly asked for a copy of the agreement with Dalzell Landscaping in order that he knows what they agreed to and what to hold them responsible for. Fred provided that info.

Sam Weatherly discussed the issue of bringing electricity and irrigation to the island outside of the Gathering Place. There was a discussion of the challenges of using the drainage pipe to bring in services and the risk to the pipe itself. There was also a discussion about what to use as a surround to the island – cement, blacktop, pavers, or some other material. No decision was reached on either subject.

Todd discussed engaging Dalzell Landscaping to prune the trees within RDC.

ARB;

12 Derby Court – Fred noted that 12 Derby Court closing was delayed due to Bank issues:

- The buyer's initial bank was causing unacceptable delays resulting in the buyers switching banks
- The new bank assigned a blind-pool appraiser to appraise the lot. The appraiser that was assigned, Ocean Appraisers, provided three comps that closed in the last year. Although two of those lots that are in RDC were smaller and the sold for more money, the appraiser appraised 12 Derby Court for \$158,000, which is below the sale price. The buyers requested a 2nd appraiser, who is scheduled to come out to the lot on either July 18th or 19th.
- The Real Estate Agent (Tara) was selected for Federal Jury Duty in Charleston

As of May 20th, 2019

- One house on Dove Tree went under contract
- George Buckley has pushed out the listing of his property about 6 months

- Owen Nickerson has accepted a job in Phoenix and will be listing his house for sale next week. Fred noted that the planned listing price is very high and will be the highest cost-per-square-foot of any house sold in RDC.
- The property on the corner of Nandina Court will submit building plans to the ARB in about a week
- Arpad's building plans were approved by the ARB
- The house across from Fred is under construction
- The house next to Fred's pasture is starting construction
- The house next to Jim Kirkland is starting construction
- Art's house has started a major landscaping project, mostly due to major drainage issues.

Social Committee;

Ron noted that the Social Committee has been relatively inactive during the summer because of the lack of scheduled events.

Ron also noted that there is a proposal within the Social Committee to reschedule the Chili-Cookoff from September 20th to sometime in November in order to schedule the event when the weather is cooler. Fred agreed that moving the date is a great idea. The Board unanimously agreed.

Ron noted that there is a suggestion to replace the annual Halloween Caravan with a Family costume party at the Gathering Place. There was no real discussion or agreement on that proposal.

There was a suggestion of having a "Breakfast with Santa" event around Christmas.

Ron noted that Elena Carapola and Joann Pierce are overseeing the First-Friday events. Fred mentioned how much he liked that event and how it is bringing the different groups within the community together.

Old Business;

Matthew Lulo:

Fred went to court recently about the Matthew Lulo issue. He informed the Board that the case was adjudicated and the Board will handle future incidents as needed.

New Business;

Pool Contract – Bob explained that the service contract for the Gathering Place pool had expired three months ago. We are currently paying the pool service company \$775 per month to service the pool. While they asked for a substantial increase in cost, Bob negotiated them to a proposed \$889/month for services, including servicing the restrooms and \$818/month without restroom service. Fred asked that Bob negotiate the \$818 no-restroom agreement, to cover the remainder of this year and that we sit down at the end of the year to negotiate a 2020 agreement with the company.

Gathering Place Lights and Fans – Todd discussed his proposal to replace or refurbish the lights and fans in the Gathering Place. He had sample replacement cut-sheets from Northern Tool. Fred motioned that Todd shall be given the approval to purchase a sample replacement light fixture and fan. The Board unanimously approved.

Recruiting New Board Members – Jim brought up the subject of starting the drive to recruit new Board members now. There was general approval of that recommendation. Fred suggested that First-Friday gatherings are a great opportunity to meet new people to join the Board.

Adjournment; Fred motioned to adjourn, Jim second, and it was unanimously agreed at 6:45 pm.



Rose Dhu Creek Plantation POA

July, 2019 Financial Recap

As of the end of July, there was \$100,079 in the Operating account at Coastal States Bank, \$19,715 in ARB and builder compliance deposits, and \$75,837 in the Capital account.

The balance at the end of July for deferred assessments is \$86,875 to be recognized as income for \$17,375 per month. As of mid-Aug, there are 2 members that remain outstanding for the 2nd installment of dues which were due on 6/30. The other member balances are related to an admin fee for 2 installment plan and accrued late fees.

We finished July with a negative variance of \$6,347 and YTD with a positive variance \$19,841.

Rose Dhu Creek Plantation POA Inc
Balance Sheet
As of July 31, 2019

<u>Assets</u>	<u>July</u>
Operating Funds	
1000 - CSB Operating #7161	100,078.61
1001 - CSB ARB #7179	19,715.02
Total Operating Funds	\$ 119,793.63
Reserve Funds	
1326 - CSB MM Capital #7187	75,836.54
Total Reserve Funds	\$ 75,836.54
Accounts Receivable	
1500 - Accounts Receivable	3,029.27
Total Accounts Receivable	\$ 3,029.27
Intercompany Funds	
1551 - CAP Due from OP	-
	\$ -
Other Current Assets	
1600 - Prepaid Expenses	5,139.00
Total Fixed Assets	\$ 5,139.00
Fixed Assets	
1700 - Land	135,529.05
1705 - Security Equipment	45,746.55
1706 - Beautification Projects	14,580.00
1707 - Lighting Projects	7,805.00
1708 - Rear Gate	4,132.38
1799 - Accumulated Depreciation	(7,698.58)
Total Fixed Assets	\$ 200,094.40
Total Assets	\$ 403,892.84

Rose Dhu Creek Plantation POA Inc
Balance Sheet
As of July 31, 2019

<u>Liabilities</u>	<u>July</u>
Accounts Payable	
2000 - Accounts Payable	9,706.88
Total Accounts Payable	\$ 9,706.88
Accrued Liabilities	
2005 - Accrued CAP Contribution	4,500.00
Total Accounts Payable	\$ 4,500.00
Intercompany	
2151 - OP Due to CAP	-
	\$ -
Deposits Held	
2505 - ARB - Deposits	15,100.00
Total Deposits Held	\$ 15,100.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	86,875.00
Total Prepaid Assessments	\$ 86,875.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
2800 - Notes Payable - Road Loan	142,688.51
Total Notes Payable -Long Term	\$ 142,938.51
Total Liabilities	\$ 259,120.39
Owners Equity	
3000 - Owners/Reserve Equity - Prior Years	83,403.30
Total Owners Equity	\$ 83,403.30
Net Income/ (Loss)	\$ 61,369.15
Total Liabilities and Equity	\$ 403,892.84