**Minutes of Rose Dhu Creek POA Board Monthly Meeting**

**Thursday, December 17, 2015**

**Board Attendees:** Fred Wallace, Diane Doughty, John Pittman, Jeremy Barlet, Greg Van Zandt

**Location:** John and Barbara Pittman’s home

**Home/ Lot Owner Attendees:** none

Fred Wallace called the meeting to order at 4:30 PM.

**Approval of Meeting Minutes:**

A motion was made by John Pittman to approve the minutes of the November 17 Board meeting. A vote was taken and the motion was unanimously approved.

**Financial Report:**

* A general discussion on the reimbursement of Argos cement damages to the front gate area and pavement. John Pittman made a motion to have Fred contact Argos for payment of $1500.00. A vote was taken and the motion was unanimously approved.
* Fred Wallace reports that RDC has prepared lot/home owner annual HOA Fee statements and they will be mailed out by end of December with a due date of end of January. There is no direct payment available this year as the web site is currently under construction.
* Fred went through the consolidated statement as prepared by CRC. The consolidated statement is a combination of both CRC and the remaining of Associa’s financials. All looked in proper order.
* Fred made a motion to accept the financial report. A vote was taken and the motion was unanimously approved.
* Fred mentioned the new 2016 budget will be completed by Sunday, December 20, 2015. Also, all the new GL codes will be available by then – there was some difficulty understanding Associa’ s accounting methodology and it has taken more time than expected to get the code definitions straightened out.
* Fred reports an expectation of improved cash flow of between $55K and $60K for 2016 and onward with the Board taking over monthly management from Associa. He reports a reserve fund of $155K carry over to 2016 as well.
* Fred explained the Board will need to look at how to use some of the 2016 Capital Fund in 2016. With that in mind, the Beautification Committee has a list of projects that need to be reviewed prioritization. Fred asked the Board to review the top projects as outlined by the committee. Greg Van Zandt will resend the committee’s report spread sheet to the Board for their review and comment. Greg VZ will set up a meeting in early January to get the ball rolling in this area.
* Fred told the Board CRC account is going well and the Board will hire a separate tax accountant to prepare the subdivisions annual tax liabilities.

**Covenant Compliance:**

None

**New Business:**

* Discussion was held concerning the potential land use of lot 8. Fred suggested that lot be sub divided to allow for the upper section that was originally ear marked for a storage area be sold off and the resulting assets to be used for the development of the cleared section of the lot for homeowner use. Fred asked the Board for their input. All agreed this is a sensible idea to pursue such an arrangement.
* A proposal for a new RDC sign for the Old Miller Gate was reviewed. Greg Van Zandt made a motion to accept the proposal. A vote was taken and the motion was unanimously approved to spend up to $800.00 for a sign.
* Fred reports that security lights with motion sensors have been installed around the pool and 4 halogen lights inside the Gathering Place as well.
* Fred will develop a Nomination Committee with Diane Doughty to act as liaison to the Board. He will send out notices to potential members by end of this week.
* Fred reports it looks like the homeowner fees owed in a foreclosure will be paid – good news finally. He doesn’t expect the total sum owed to be paid, but any future fees should be paid in full by the bank.

**Old Business:**

none

**There was no Executive Session meeting**

**Adjournment:** John Pittman made a motion to adjourn at 4:10 PM. A vote was taken and the motion was unanimously approved.

These meeting minutes are respectively submitted by Greg Van Zandt.