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

**Thursday, March 23, 2016**

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

**Location:** John Pittman’s Home

**Home/ Lot Owner Attendees:** none

Fred Wallace called the meeting to order at 4:35 PM.

**Approval of Meeting Minutes:**

A motion was made by Fred Wallace to approve the minutes of the February 25, 2016 Board meeting. A second was made by John Pittman. A vote was taken and the motion was unanimously approved.

**Financial Report – Greg Van Zandt:**

Greg brought the Board through the financial statement as follows:

* As of the end of February, we had $147,723 in our operating account at Coastal States Bank, $72,683 in ARB and builder compliance deposits, and $143,916 in the Capital account.
* We billed 113 properties for 2016 Annual assessments for a total of $210,350 and as of March 23, 2016, all but 25 have either paid their assessments in full or have opted for the payment plan. The $210,350 is set as prepaid assessments on the balance sheet and we will recognize $17,529 each month as Regime/Assessments Income. The balance at the end of February in the prepaid account is $175,292.
* We finished the month with a positive variance of $5,175 and an YTD positive variance of $19,944. Some of the variances are timing issues as we will spend these dollars in the spring.
* Some of the projects in February included signage at the front and back gate and cul de sac beautification. The Horse Trails were also cleaned in February.

A motion was made by John Pittman to approve the February financial report with corrections as discussed. A second was made by Fred Wallace, a vote was taken and the motion was unanimously approved

**Covenant Compliance:**

Fred mentioned the current Covenants need to be reviewed and updated. That the covenants need to be reviewed from the aspects of three key violation areas: *Common* (parking cars in the street for long periods of time, etc.), *Architectural* (getting prior approval for building and landscape changes, etc.) , and *Conduct* (kids driving golf carts on the horse trails, etc.). Greg Van Zandt made a motion that a committee be formed to assess the current covenants and present updates to the Board. A second was made by Diane Doughty. Discussion ensued and the Board decided to table the motion until April’s Board meeting when there will be a full Board. The motion was tabled.

**New Business/ Committee Reports:**

* **DR Horton update –**
	+ Fred advised the current building supervisor Carl and he will meet April 5 to review the various building infractions and property damages so both sides are clear as to the specific issues in preparation for negotiations to settle the law suit DR Horton has imposed on RDC to retrieve their building deposits.
* **Second Annual Meeting:**
	+ Fred advises the second Annual meeting is set for Saturday March 26 at 10 AM and will be again hosted by ‘Laphanie Banks at the Gathering Place. The sole purpose of the second meeting is to elect a Board member for the vacancy by Jeremy Barlet’s end of term, should there be a quorum.
* **Social Committee**
	+ Fred advises the Social Committee will be holding and Easter egg hunt immediately following the Second Annual Meeting at 11 AM at the gathering Place. The committee has been working hard to ensure there are plenty of eggs to be hidden and found.
* **Beautification Committee:**
	+ Fred has met with fencing Vendor, Graybar for the new fence for Pool / Gathering Place area and the quote has been reduced by $1200.00 after the fence line was re-measured. Fred and Greg also met with Billy Doughty to go over the landscaping requirements. All are on schedule to be completed by May 1.
	+ Fred asked if John would create some drawings for the brick post designs for the pool area fencing as well as for the pool gate. John has agreed to donate his talents and will have the drawings before the fence is installed.
	+ Fred asked Greg for the committee to give him estimates for new pool furniture – make sure the chairs are stackable. Color was discussed and Greg advise the Board of the committee’s findings that feedback from other pool managers advise a dark color is now used and accepted by users, and that non braided material are better to keep clean.
	+ Greg advised all the cul-de-sacs are completed. That the committee will be meeting after May 1 to fine tune all the updates and as well as discuss new opportunities.
* **Security Systems/gates:**
	+ Fred and Greg met with Custom Security to understand exactly what they warranty as well as how the security system can be updated for a pass card for the pool area, i.e.; what are the costs and limitations. Fred is also working on obtaining other quotes from other Vendors.
* RDC Records:
	+ Fred has over 20 boxes from Associa that will need to be safely stored. Diane advised she has a contact at a nearby storage facility who may be able. Fred will follow up and decide on a storage facility.

**Old Business:**

* None

**There was no Executive Session meeting**

**Adjournment:** Fred made a motion to adjourn at 5:20 PM. A second was made by Diane. A vote was taken and the motion was unanimously approved.

These meeting minutes are respectively submitted by Greg Van Zandt.