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

**Thursday, April 21, 2016**

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

**Location:** John 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 Fred Wallace to approve the minutes of the March 23, 2016 Board meeting. A second was made by John Pittman. A vote was taken and the motion was unanimously approved.
* A motion was made by Fred Wallace to approve the minutes of the March 26, 2016 Second Annual Meeting. A second was made by Joan Pierce. 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 March, we had $113,907 in our Operating Account at Coastal States Bank; $79,683 in ARB and Builder compliance deposits; and $145,437 in the Capital account.
* We billed 113 properties for 2016 Annual assessments for a total of $210,350 and as of April 20, 2016, all but 7 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 $157,763.
* We finished the month with a negative variance of $13,745 and a YTD positive variance of $6,116.
* Some of the projects in March included Cul de sac improvement, tree maintenance, new signage, three months of pool maintenance (Jan – March), and pool fencing.

Joan gave Greg corrections to the three form letters to be used next year for collections of overdue resident property fees. Fred will send Greg a copy of the RDC lawyer on retention, Rick Haight’s collection letter for reference.

Joan suggested the Board should contract for an audit of the RDC accounts. She mentioned a neighbor is accountant who performs audits for a local car dealership. Fred will send Joan 2 to 3 months of accounting reports from Associa for her review. Fred explained this subject was discussed a year ago – that an accountant he knows explained there are two levels for an audit – standard and forensic – both audits are expensive and he felt the accounts balanced and seemed to be fine. The issue was Associa’ s methodology caused several double payments that caused the Board to start proceedings to terminate its relationship. Joan’s concern was that we need to make sure there was no embezzlement while Associa managed RDC accounts. Joan expressed home owners would appreciate a professional review.

Joan asked if we had a records retention policy, that it best to do away with materials no longer relevant or needed.

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

**Covenant Compliance:**

Joan announced she would lead the effort of updating the bylaws and covenants, and asked for contact information for Rick Cramer, Art Gopalan, and Ken LeBon. Greg will send Joan their contact information. Joan then explained she expects the committee to start with reviewing and drafting revised by laws, after which her committee will review and draft revise covenants.

**New Business/ Committee Reports:**

* **DR Horton update –**
	+ Fred brought Joan through an existing lawsuit DR Horton has made against RDC to regain their building deposits. He then made the Board aware of a meeting scheduled for April 28 with DR Horton and both Horton and RDC’s legal teams to go through the complaint and perhaps come to a conclusion to settle the dispute. Fred will follow up with the Board with an over view of the proceedings after the meeting.
	+ Fred brought to the Boards attention a garage sale that has been proposed by a home owner. Discussion ensued relative to the logistics of the proposal. After discussion, the Board thought it prudent to table the idea until a process can be mapped out and to ensure security as well as success of the sale by centralizing it to the gathering Place. Fred will notify the homeowner of the Board’s decision.
	+ Fred spoke an\bout the speed bumps that there may be a possibility to reduce the number of them. Joan sited the possible danger to bicyclists of speed bumps. He also spoke of a new radar technology that is now available to sub divisions for self-governance speed control enforcement. The as part of the covenants revision process, perhaps there could be added speeding fines and the like.
	+ Joan mentioned a need for the development of at Safety committee to review all potential hazards with in the community. She suggested having the local police department perform a community safety survey. Joan then made a motion for the formation of a safety committee with in RDC. A second was made by Fred Wallace, a vote was taken and the motion was unanimously approved.
	+ Joan pointed out the stop signs on either end of the bridge are a safety risk as horse riders assume cars will stop, thus causing a safety situation.
	+ Fred stated there have been 5 pieces of property that are in various phases of transaction in closing; that real-estate has picked up considerably.
* Greg suggested using his nephew Steven Masker from Dallas to take photographs throughout the community for the web site. That Steve has several awards for his work and takes many shots for the real-estate market there. Greg then made a motion to pay up to $500.00 for airfare for Steve to come and shoot pictures at no charge to RDC. A second was made by Fred Wallace, a vote was taken and the motion was unanimously approved.
* **Social Committee**
	+ No report
* **Beautification Committee:**
	+ Greg reports there are two dangerous trees on RDC common property near the road way that need to be removed: East cul de sac Dove Tree Lane and one on Rosebud near the bridal path. In addition, there is a very large oak tree that has come down on lot 116 that is a potential danger to neighbor children as it is sprung on its limbs and needs to be cut down flat to the ground. Fred has sent several messages to the owner with no reply. The Board suggested the tree be cut down and left on the lot and bill the lot’s owner. Greg will obtain quotes for the Board’s consideration. Diane suggested contacting Rick Smith at Island Tree for a quote.
	+ SC E&G has been contacted several times to provide a quote for entrance lighting at both entrances – no reply as of this date.
	+ Greg to meet with Billy – professional landscaping- and Fred tomorrow on the pool update requirements.
	+ Fred will be working with the Fencing Vendor to get the fencing scheduled and installed.
	+ Greg, Jane Gerace and Fred will be meeting tomorrow morning at Palm Casual to look at new pool furniture and get a quote.
	+ Greg will hold a committee meeting after the pool upgrades are complete – most likely early June to review what has been done and what still could be done this year from the projects list as well as possible new opportunities.
	+ John mentioned he likes the black color selection for the fencing and that we should look to use a similar UV black this throughout the subdivision for perhaps mail box posts, etc. as a conformance color.
* **Security Systems/gates:**
	+ Fred will be meeting with a new vendor to RDC, but an established vendor Fred knows for the security entry to the pool that would us e a pass card.

**Old Business:**

* Fred has secured a storage facility to house the many boxes of records from Associa.

**There was no Executive Session meeting**

**Adjournment:** Joan made a motion to adjourn at 6:05 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.