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

**Thursday, May 19, 2016**

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

**Location:** The Gathering Place

**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 April 21, 2016 Board meeting. A second was made by Diane Doughty. 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 April, we had $113,390 in our operating account at Coastal States Bank, $79,683 in ARB and builder compliance deposits, and $137,458 in the Capital account.
* We billed 113 properties for 2016 Annual assessments for a total of $210,350 and as of May 16, 2016, all but 6 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 April in the prepaid account is $140,234.
* We finished the month with a negative variance of $3,525 and a YTD positive variance of $5,162. An adjustment was made to reflect the April Landscape Maintenance contract of $3,520 and $300 which was paid at the end of March for April 1. The balance sheet for March has been restated to reflect this adjustment.
* The projects in April included the brick columns for the pool fence and the fencing around the pool. In addition, there was a capital purchase (partial payment) in amount of $8,000 for the new pool side furniture.

General discussion ensued relative to collection of late homeowner fees. Joan discussed what the Bylaws committee found relative to capital requirements of reserve (2 months of capital) and the capital account funds (2 months reserve balance). We are well in compliance with both.

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 has held a meeting with the Bylaws committee. The committee has read through all the bylaws and found them to be compressive and applicable. Discussion ensued relative to the enforcement and what types of penalties and amenity restrictions can be used for enforcement. Joan stressed the need for business process documentation that would explain the “how to” of various requirements building compliance and consistency. Things such as: garage sales, Board tenure, Finances, ARB, Succession Planning, information relative to the ARB, who can serve on the Board, etc.

**New Business/ Committee Reports:**

* Fred discussed the derby Court property has been tied up in court, but has finally come out of bankruptcy and should be available for sale in the Fall.
* Fred suggested that in the 3rd Quarter a RDC property owner survey be sent out (via Survey Monkey type of automation) to uncover wants and needs of owners.
* Joan suggested holding a grand opening of the new Pool/Gathering Place upgrades. Fred explained that the Board had discussed in the past of doing such a grand opening for relators as well to change the perception that RDC still has dirt roads and the like.
* **Social Committee**
  + No report
  + Joan suggested holding various social events at the Gathering Place such as holding a progressive dinner and the like.
* **Beautification Committee:**
  + Greg reports all the cul de sac upgrades are completed, that we have property owners who are allowing Professional Landscaping to use their water (to be reimbursed) for keeping the new plants watered should there be a drought.
  + That the Pool/Gathering Place upgrade is scheduled to be completed for Memorial Day – weather permitting.
  + The next committee meeting is scheduled for June 2 to go over what has been done thus far on the itemized and weighted list the committee built, and what still can be done this year – budgets allowing.
* **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:**

* none

**There was no Executive Session meeting**

**Adjournment:** Fred made a motion to adjourn at 5:37 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.