

4. Safety Committee Report

The Safety Committee Report was presented by chair Tom Sharkey. The committee's priority focus has been on traffic safety, specifically on the current speed bumps and the potential for accidents due to a lack of visibility, hazardous to bicycle, additional noise from vehicles slowing down and accelerating, and detracting from the joy of leisurely driving through our community. The committee has been researching solar powered radar signs that would alert drivers of their speed and flash when the speed was in excess of the posted speed limit. The electronic signs range in unit cost from \$3600 to \$4850 plus installation. The supporting data the committee has found, inclusive of information from the Bluffton Police Department is the electronic speed monitoring signs make drivers more aware of their speed and surroundings. The Bluffton Police Department has a speed detection sign they can loan the committee for testing the results of using electronics to slow driver down as well as make drivers more aware of children and bicycles on our RDC streets. The recommendation of the committee is for RDC consider the purchase and installation of 3 electronic signs with possible placement near each gate and the bridge just north of the Gathering Place. Should these prove to be effective, then the Board could consider the removal of the existing speed bumps.

Other findings of the Safety Committee were:

- Remove the stop signs on both sides of the Bridge
- Add a Stop sign where Derby Court intersects with Plantation Drive
- "No Motorized Vehicles " Signage at the entrances of the bridal paths

5. Home Owner Input Session Related to the Safety Commission Findings and Recommendations: The following abbreviated comments/questions:

- The data that was represented for compliance to the electronic signage – did the road have speed bumps or were there no speed bumps?
- Public Health (Google) reports both pros and cons of speed bumps
- You can find both pros and cons for speed bumps with no resolve
- What is the associated liability should an accident occur from speed bumps?
- The speed bumps we have in RDC are not designed for our posted speed limit
- Speed bumps need to be marked more clearly, especially at night
- Current stop signs are not observed, so how can we expect drivers to observe flashing electronic speed signs?
- Flashing signs do give a different behavior
- What about vandalism – people damaging or removing electronic signs
- Drivers may think it's fun to see how high they can get the sign to register their speed possible endangering themselves and others.
- Is the expense worth the solution when only a few drivers speed
- Why not rent electronic signs and see how well they work
 - Hampton Hall rented signs from the Bluffton Police Department
- Phase 2 & 3 of RDC – there are 30 children between the ages of 1 and 13 years old - and there are no speed bumps

- The number one cause of death of young people involves being hit by a car
- Speed bumps makes drivers slow down
- The is little to no signage informing / warning drivers of speed limits, children at play, blind corners, etc.
 - There will be signage just beyond the entrance to the Equestrian Center that will inform drivers this is private property beyond this point and the posted speed limit, to proceed with caution
- Remove approximately 2 to 3 feet in the center of each current speed bump to allow for bicycles and golf carts to pass
- If we take out speed bumps and a person gets hit, what is the liability to the HOA?
- We need more signage making drivers aware of the presence of children and more radar detection around
- If we install electronic signage can we also give tickets for not stopping at stop signs?
- We need more “Children at Play” signs
- Clean out the underbrush where there are blind curves to drivers have better vision around the curve
- What is the process to inform contractors of what the traffic rules and regulations are for RDC – near or after the end of the day (@6:30 PM), many speeding vehicles have been observed leaving RDC
- Allow RDC residents report speeders to the authorities
- Many Vendors still use the Front Gate
- There are no speed bumps in Phases 2 & 3 – are we suggesting these are safer roads?
- We could use between 1 and 3 more speed bumps strategically located to slow traffic down in Phase 2 &3
- We should look at the number of existing speed bumps and determine if several can be taken out with little effect on slowing traffic
- Can new speed bumps be placed where kids live?
- We could use temporary speed bumps to see if there is any net change in driver behavior
- The addition or removal of speed bumps – will this be a Board decision or one made by Property Owners?

Fred mentioned there will be a 30 day fact gathering period that will allow for Property Owners not present today to gather their input so the Board can make an informed decision.

6. Bylaws Committee:

Joan indicated the proposed bylaw updates were to be sent out for approval/rejection on August 1. Since that date has passed, the dates need to be revised.

Fred suggested the web site could host the proposed updates and have property owners register their position on that medium.

Greg advised that since the web site is viewable by anyone, it would not be a good channel to obtain property owner input, that a special emailing and conventional mailing, would be the best channels for this task.

Owners Value Maintenance Committee:

Joan has sent to the Board a proposal to create new committee called the *Owners Value Maintenance Committee*. The Board reviewed the proposal. A motion made by John to create the new committee and second by was made by Fred. A vote was taken and the motion passed. Greg will send Joan the letter used when soliciting volunteers for the Beautification Committee.

Public Access Process:

Joan asked the Board if they had reviewed the final process for allowing Public Access she had sent out a few weeks earlier. All agreed they had and basically each request would be treated individually and weighted on its merits and logistical planning. A motion made by Joan to accept the Public Access Process and second by was made by Fred. A vote was taken and the motion passed. Approved RDC Operating Processes need to be posted to the community web site.

Fred to post the board approved covenant and bylaws changes to the community web site for member review and send an email to the membership to alert them to the need for review and comment.

The board requested a timeline for the implementation of the bylaw changes. **Joan** to prepare. (The proposed timeline for bylaw changes is contained at the bottom of these meeting minutes.)

7. Beautification Committee:

Greg asked the Board if they had received the outline of the various projects the committee had outlined to accomplish by the end of the year. They had. He requested the Board then send back to him the top projects they feel they would like to have completed, funding permitted. Since there is a new color for mail box posts and signage posts, that there will need to be a plan on how to have all the mail box posts painted with the new color. The Board will discuss at the next meeting as there is no time line requirement at this time.

8. DR Horton update

Discovery continues. CNA, our insurance company, has made a formal offer to Horton to settle the dispute and we are now waiting for a reply from DR Horton.

9. ARB update

Fred explained there is lots of construction going on. Should anyone see workers on building sites either before 7AM or after 6:30 PM, or working on a Sunday, to please text him a picture with time stamp so a fine is imposed on the general contractor.

10. New business

Joan pointed out left over action items from the last Board meeting:

- Gathering Place pavilion regulations need to be drawn up and posted

- Diane mentioned the regulations are outlined on the form under “Rules & Guide Lines”, but the form needs to be updated
- A reminder that a proposal to have the RDC operating books audited is still open
- That Greg and Fred need to be Bonded for Fidelity Bonding as they handle the day to day RDC money transactions
- Wetlands signage markings as required by SC law need to be in place
- Equestrian Center – do they have valid insurance?
 - Fred – yes we have a copy of their policy and it needs to be retained in records
- Chart of succession planning for the Board
 - Board may need more members since the community is growing
 - Needs a business Process
- Creation of new Committees:
 - New Property Owner Orientation
 - Greg mentioned His wife Anne and Libby Hardy go to new homeowners to “welcome them to the neighborhood”. Greg feels an orientation would be great to add to the web site for everyone to view. Joan is working on putting a PowerPoint together.
- Developing more Business Processes:
 - Such as at what dollar amount is there a requirement to get multiple quotes for a project or purchase
 - Minimal square footage for future homes is not noted. Fred suggested a requirement of 2500 square feet. Joan to proposed changes to the ARB documents.
 - Greg mentioned that the Board will have a secure place for all Board related matters such as these to be stored in Goggle Docs. That all Board members first need to have access to Google docs. Then a URL and sign on will be developed and passed over to the Board. Folders can then be made in Google Docs that will house all important documents that the current and future Boards can access.

11. A second Home Owner Input Session – any topic:

- Millers Pond is a mess – what is planned – if anything, to clean it up. Fred explained that the pond as well as all the ponds and lagoons were made for water retention, not recreation. As time has gone by, fish have been added and other wild life has moved in, such as alligators and birds. The lagoons are very shallow, and the pond is at its deepest approximately 15 feet deep. As such, the water is very warm which promotes algae growth. Mowing is done each month, but we are looking to increase the mowing the twice a month during the weed growing season. We need to develop a long term plan for these bodies of water.
- What was the cost of renovations to the Pool & Circles?
 - Greg responding with the following cost structure:
 - Fencing (Removal and install new) \$12,507.00
 - Brick Columns \$ 7,540.03
 - Landscaping (Grading, fill dirt, irrigation,

electrical, gravel and sod)	\$16,894.30
▪ Pool Furniture	\$17,791.04
Total upgrade	\$54,726.37
○ The cost of the Circle upgrades was:	\$ 7490.00

- Please send out for volunteers for two positions on the new *Owner's Value Maintenance Committee* since we can always use more volunteers than needed. Greg explained we will send out a request without mentioning how many slots are being filled so hopefully we can form more committees for RDC.

12. Adjourn

A motion to adjourn was made by Fred and seconded by Diane. A vote was taken and the motion passed. The meeting adjourned at 6:19 PM.

Respectfully submitted,

Greg Van Zandt

Adjusted time line for bylaw changes:

August 31 – Changes posted to website for member comment. Email sent to all members to alert members to review content and the proposed timing and process for implementation of changes. **Action Item - Fred**

September 30 – Comments sent to Covenant and Bylaw committee for evaluation. Each comment to be addressed as Adopt/Reject/Amend. Each comment that is determined as “Reject” or “Amend” must have rationale for committee’s decision.

October 15 – Board reviews proposed changes and makes final determination before changes are sent to attorney.

November 1 – Changes are sent to attorney

January 1 – Documentation from attorney completed.

December member forum to review and discuss changes.

February 2017 annual meeting – Members vote to adopt changes.

March 2017 – Attorney files revision with county.