

ROSE DHU CREEK PLANTATION BOARD MEETING MINUTES

April 20, 2017 Board Meeting
The Gathering Place

Board member Attendance: Greg VanZandt, Diane Doughty, JoAn Pierce, Jim Kirkland, and Tom Sharkey

Absent: Bob Stout, John Pittman

Other attendees: Jodie McMahon of Beautification committee, Todd Guenther, Roger Logston

Call to Order at 4:35 PM

***A motion was made by JoAn, seconded by Greg. A 5-0 vote approved to accept minutes of March 23, 2017.**

ACTION: JoAn recommended the minutes include carryover items from the last meeting.

Financial report:

As of the end of March, 2017 the following balances are reported at Coastal States Bank:

- Operating Account: \$131,918
- ARB and Builder Compliance Deposits: \$11,365
- Capital Account: \$119,250

We finished the month of March with:

- Net income, \$6,858.09
- Negative variance, \$12,804 (\$14,200 paid this month in remaining hurricane clean up)
- YTD negative variance of \$778
- Prepaid account balance, \$157,761

In mid-December 2016, we billed 113 properties for 2017 Annual assessments for a total of \$210,350. As of April 15, 2017, we have received full payment from 84 members, 22 opted for the payment plan, and 7 are outstanding.

Delinquencies. 60 day delinquent letters have been mailed. We are posting liens against lots for Horseman (Magistrate Court). Bowman is a difficult situation and our attorney is advising us on best alternative and costs. Sharon Lucie paid.

12 Redbud Way, seller Payne, Guenther new owner, mistake at closing and seller got credit for dues not paid.

Potential new project invoices on the horizon. **ACTION: JoAn create a budget for Safety Committee.**

- Pool security
- Speed tables to replace speed bumps

Operating books financial review status with Rebecca Brasseur. (Once complete must address files.)

Large contracts for review annually:

- Professional Landscape – quotes – status of current contract
- Custom Security
- Sweetwater Pools
- Quality Lakes

Insurance renewal proposal status. Greg informed us that our liability insurance was increased including wind damage for The Gathering. This closes an open action to confirm bond coverage for the POA president and treasurer.

HOA request for transaction of 24 Sweet Grass Lane. Rollins to Taylor.

Amy Carn invoice – Plant pictures north and south gates will be submitted for payment.

Lot 105 transfer from Collins to Anderson completed, letter sent to Greg for mailing address.

Tom questioned which account covers the tail debris cleanup costs. Answer was line 9070 Capital.

ACTION: JoAn to prepare a 3-year capital plan, working with Fred and Greg.

ACTION: JoAn drafting new business process for multiple bids and the ARB process.

ACTION: Add to the RDC website the Board members' terms. Greg.

***A motion was made by Greg and seconded by Tom to approve the March financial report. A 5-0 vote was taken and the motion passed.**

Old Business:

1. Owner Value Maintenance

- a. We have an OVM policy approved by the Board last August that reflects the covenants and provides a consistent and fair approach to be used as needed. The Board agreed that we will not have an OVM committee for now and there will be no active inspecting. Use process as needed when Board members are informed of a potential compliance issues. Any issue must be clearly defined and clearly out of compliance with a specific CCR before approaching a property owner.
ACTION: Greg to obtain our attorney's review of our OVM process with regard to time frames to correct as well as fines reasonable and defensible then post on the RDC web site.
- b. Equestrian center. Greg and Jim met with the center's manager and supervisor about the manure pile, sheltering the boat, their goat, trail use, and building appearance issues. The equestrian center is exempt from our covenants.
- c. Chickens. Greg contacted in person and by letter the owners who are violating our covenants by raising chickens. The Board voted to approve pet rabbits, not for commercial sale or harvesting, for the same owner.

- d. Alligators. **ACTION: Greg is drafting a letter to send to owners warning the of presence of alligators in the lagoons and pond.** Greg obtained three animal control tags if alligators need to be removed or killed.
2. Beautification committee

Jodie presented a three-year plan.
 2017 goals-Committee consensus to improve the North & South gates.
 2018 & 2019 goals - Do not have a committee consensus; submitted a draft of possible goals.

 - a. The 2017 goals are:
 - i. Improve both gates' appearance
 - ii. Install irrigation & upgrade plants in the roundabouts & island by The Gathering
 - iii. Install message boards by both gates
 - iv. Pool upgrades
 - v. Security upgrades for gates and pool
 - b. Landscaping contract. Jodie provided Greg three bid quotes. She will provide the board with a list of pro's/con's, scope variances, etc. **ACTION: Jodie to provide a landscaping bid evaluation to the Board for a decision by the May meeting.**
 - c. Gate entrance areas. **ACTION:** Jodie resolve with designer Amy the design for renovation and color enhancement.
 - d. Desire voiced to add more plants and a bike rack at the Gathering Place. **Action: Jodie for Beautification committee new business agenda.**
 3. Social committee
 - a. May 26 set for end of school POA pool party. Board decided in March to pay for a life guard for this event.
 - b. Early summer or late September adults only BBQ party is desired. The other adults only event will be a holiday party. In 2018 have the first of the two adults only events in the spring.
 4. Safety committee
 - a. **ACTION: Tom to pursue installing a sign at north gate for outgoing traffic to yield to incoming traffic.**
 - b. Trails: One drain pipe needs rock, dirt and chips to make it safer to cross over. Behind 23 RDC Drive.
 - c. RDC perimeter fencing repair.
 - i. Hampton Hall border. The repair of the chain link fence sections requires further evaluation of vendor sources for materials as the black one inch diameter poles and link material is not readily available. The subsequent chain link repairs may be about \$10,000 to \$15,000. **ACTION: Greg and Tom to approach Hampton Hall management to ask them to repair the chain link sections and we will pay half.**
 - ii. May River road white wooden fence repairs were completed.
 - iii. The final phase of fence repair is the Old Miller Road wire fence section from the RDC NW corner to behind 3 Redbud Way. Completed w/e of a 30 foot run behind 7 Redbud Way.
 5. Planning committee (not discussed)
 6. Road Repairs. Selected low bidder Bennett Paving for RDC road repairs. Bennett Paving

repaired the south gate entrance landed orange-painted bump and two other smaller bumps. The Board approved removal of the eight speed bumps and installing four 22 ft. length buy 4-inch high speed tables. **ACTION: Greg to ask Bennett Paving to quote the table with some, full or no brick highlighting.**

7. Google Docs. Greg briefed the Board on the new filing system. Tom provided a few comments on adding some more file topics.
8. Hurricane after action report input to the draft hurricane plan. Carry forward.
9. Wetlands signage. Carry forward.

New Business:

New Property Owner Orientation committee.

Board approved 5-0 to disband the Bylaws committee. JoAn moved the motion and Tom seconded.

ARB process. JoAn, Fred Wallace, Jodie McMahon, and Greg to meet to create an ARB process for new construction and long term maintenance.

Public Comment

Roger Logston brought up his proposed fence. Comments included drawings missing information. Include in writing the color is "charleston green"; need dimensions to show set-back requirements are being met; add how tall the fence will be and what material is being used. Roger verbalized most of the answers, but it should be on his drawing. **ACTION: Greg to address with the ARB and Roger.**

Executive Session

None

Announcements:

*Next board meeting on Thursday, May 18 at 4:30 PM.

Meeting ended at 6:46 PM.

Respectfully submitted,

Tom Sharkey, Secretary