

Rose Dhu Creek Plantation POA
BOARD OF DIRECTORS MEETING AGENDA
January 18, 2018 @ 6:00 pm
Gathering Place

1. Call to Order at 6:07 PM by Jim Kirkland for Greg Van Zandt.
 - a. Board members present: JoAn Pierce, Jim Kirkland, Bob Stout, Tom Sharkey. Absent: Dallas Eckard, Greg Van Zandt, John Pittman. ARB chair Fred Wallace attended by phone. Other POA owners: Sam Weatherly, Art Gopalan,
2. Approval of December 14 Minutes (Tom). No changes. JoAn moved to approve, Bob 2nd, approved 4-0.
3. Financial Report (Joan). See attached below report. No comments on the report.
 - a. The bank that owns 10 Derby CT is being fined \$100 a day due to negligence. Five board members are meeting with the POA attorney on January 23 to discuss resolution.
4. ARB Report (Fred). Fred mentioned the homes under construction. ARB guideline revisions are 98% completed and will be submitted to the board for approval.
5. RDC Employee Analysis Update (Fred). Fred recommended we use the pool/Gathering area for an equipment storage area rather than using the equestrian center property. Board desires to move forward on hiring an employee. Fred to meet with Greg Tuesday. If this employee option does not workout over time, the Board may always revert back to current methods.
6. President's report. (Jim) The annual report to the owners will be one report approved by the board rather than individual board member reports. Greg received a letter of resignation from Tom Sharkey effective 2/17/2018.
 - a. ACTION for Greg Van Zandt: Communicate on Next Door and call each of the board candidates to invite them to attend the February 15 Board meeting so the candidates may meet the current Board members and any owners in attendance.
 - b. Preparation for the annual meeting:
 1. Develop Officer Annual Reports:
 - a. Treasurers report Joan)
 - b. Presidents report (Greg)
 2. Contact Laphanie to review meeting logistics (sign in& member roster check process, ballot counting process, etc.)

3. Ensure there is sufficient LP fuel for heaters
4. Contact Art to enroll ballot counters
5. Feb. 9 Next Door reminder & get proxies in
6. Feb. 14 count received proxies - if needed: mobilize Board & Nomination Committee to go door to door and/or call to get quorum count
7. Feb. 16 – Friday - set up for the meeting

7. Old Business

a. Committee Reviews:

- i. Safety Committee Updates (Tom). Quality Fence will complete tomorrow the repairs of the chain link fence common with Hampton Hall. This will complete the repairs of the entire POA perimeter fence.
- ii. Nominating Committee (Art). Two people have applied for the two open Board three-year terms. So, no voting needed for those two. Five candidates applied to the one open one-year board position. Fred asked if there should be a candidate meet and greet with the owners? Tom mentioned his resignation will require the new Board to appoint one of the candidates for a one- year term (i.e., the person receiving the 2nd most votes at the annual meeting.)
- iii. Beautification Committee (No report)
- iv. Social Committee (No report)

b. Board Advisory Panels (Greg)

i. Amenity Development Planning Advisory Panel

1. December 19 Meeting:

- a. Discussed survey with attendee Bob, and sent it out to the panel for comments – will arrange a new meeting after the Annual meeting

ii. Community Maintenance Planning Advisory Panel (No Report)

8. New Business

- a. The POA owned lot around the pool/Gathering has been surveyed for division and future sale of a 2-acre lot section. With better weather, that lot entrance will be built off Derby CT as #12 Derby CT. (Fred)

9. Public Comment. Sam commented the 10 Derby CT condition may hurt the sale of the POA lot next door.

10. Executive Session. None.

11. Adjourned at 7:16 PM. Approved 4-0.

Rose Dhu Creek Plantation Property Owners Association
Treasurer's Report
January 18, 2018
Gathering Place
(Pierce Home)

Financial report:

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

- Operating Account: \$35,056
- ARB and Builder Compliance Deposits: \$35,365
- Capital Account: \$83,264

We finished the month of December with:

- Positive variance, \$8,598
- YTD negative variance of \$21,540

Review of Negative Variance:

- Bad debt \$ 6,000
- Legal services \$ 7,000
- Engineering Services \$ 4,000
- Capital Expenses \$23,000
- Pool Repairs and Maint. \$ 6,000

As of December 31, all annual assessments have been paid in full.

(Balance in the prepaid account is \$210,350)

Open Items

Owner of 10 Derby Court has been sent invoices for fines assessed by the association totaling \$6,000. A notice of hearing has been sent to the owner and the hearing date is scheduled for January 23, at 4pm. This item will be resolved by our attorney. The fines continue at a rate of \$100/day.