

***Rose Dhu Creek Plantation POA***  
**BOARD OF DIRECTORS MEETING MINUTES**  
**February 15, 2018 @ 6:00 pm**  
**Gathering Place**

1. Meeting Called to Order at 6 PM.
2. Attendees. Board members: Greg Van Zandt, JoAn Pierce, Tom Sharkey, Jim Kirkland, Bob Stout.  
Absent: Dallas Eckard and John Pittman.  
Owners: Greg & Gayle Harrold, Mike Kelly, Jeanne Gerace, Art Gopalan, Todd Guenther, Claudia Peacock.
3. Approval of January 18 Minutes (Tom). JoAn moved to approve, Jim 2<sup>nd</sup>. 5-0 approved.
4. Greg moved and Tom 2<sup>nd</sup>. Approved 5-0.
  - a. As of the end of January 2018, the following balances are reported at Coastal States Bank:

• Operating account	\$149,590
• ARB and Builder Compliance Deposits	\$35,365
• Capital Account	\$83,262

At the end of January, we had a net income of \$8,214.  
As of January 31, twelve 2018 annual assessments are past due,  
Balance in the prepaid account of \$194,671.
  - b. JoAn covered the highlights of her annual financial report for the Saturday owners annual meeting at 10:00 AM at the Gathering. See attachment. RDC has a strong financial health.
5. ARB Report (chair Fred Wallace absent). 4 Sweet Grass Lane construction will start any day. Four other homes are being built.
6. RDC Employee Analysis Update (Fred Wallace absent).
7. Meet the Candidates: Dallas Eckard absent is running for the first three-year seat. Todd Guenther talked about his desire for one of the two three-year term seats. Claudia Peacock, Greg Harrold, Mike Kelly introduced themselves as candidates for the one-year seat. Brian Elliot was absent.
8. President's Report (Greg)
  - Have been working with Nomination to secure all candidates and their profiles so they are listed on the ballot. Put out a calling list to the Board to remind members to send in their proxies & ballots.
  - Have updated all annual mailing contents
  - Coordinated all aspects of the annual meeting mailing
  - Beautification (Jack Hardy, Jeanne and Mike Gerace) put up trail signs

- Met at 10 Derby Court with other Board members with Real-estate person to go over what need to be done to bring house & property back to acceptable condition
- Building a “Board Events Calendar” to pass on to future Board so contract and other operational events are planned for ahead of time.
- Building Board position duties that dove train into the planning calendar to spread the duties across the Board
- Had car break-ins a week ago Saturday – have been asking Customer security repeatedly for video clips and code sequences – nothing to date.
- Have been working with Bob and Todd interviewing a possible vender to replace Custom Security at the end of this year. Have a meeting on 2-15 at their office.
- Working with Fred to establish a new employee.
- Have placed calls to the paving company to look at various road repairs to send us a quote
- Have contacted several vendors to quote on roll-down window walls for the Gathering Place
- Had a call from a former property owner to pull her from the mailing list as she no longer owns property here it was sold in 2015. Turns out the lot is paid up by her company, but it actually belongs to someone else. CRC is working on resolving the issue – the closing agent never notified us of the change of ownership.
- The north gate has had several gate failures all due to electronics – Custom has been very unresponsive.

## 9. Old Business

### a. Committee Reviews:

#### i. Safety Committee Updates (Tom)

- a. Equestrian center has a new cinder block manure catchment. The old timbers and spilled manure were cleaned up trail side.
- b. NW gate failed and kept open yesterday. Custom Security was called.
- c. Car burglary at three homes near the Gathering building a few weeks ago.
- d. Maintenance of the owner list and code list, Tom turned over to Bob Stout.
- e. With Tom moving, a new safety committee chair is required.

#### ii. Nominating Committee (Art). Owners annual meeting this Saturday. Owners were called to ensure a quorum.

#### iii. Beautification Committee (No report) Spring flower plantings is pending 2018 \$18,000 budget approval on Saturday at the owners annual meeting.

#### iv. Social Committee (No report)

### b. Board Advisory Panels (Greg)

- i. Amenity Development Planning Advisory Panel (No Report). Canvass the owners for future assets or amenities desired.
- ii. Community Maintenance Planning Advisory Panel (No Report). For the pool, gates, roads, etc.

## 10. New Business

- a. **Derelict properties (JoAn). 10 Derby Court hearing held January 23, 2018 a few of our board members with owner's attorney. On February 22 board will need to review status of property following a 30-day period for the bank to show significant improvements of the house maintenance and appearance. Today, a power wash vendor was working at the home. The RDC attorney will continue to invoice the bank for the outstanding fines (\$12,900) until the bank has the house in compliance. Board members meet at 10 Derby CT to take photos of progress on February 22 time TDB by an email from JoAn.**

**11. Outstanding Items. None currently.**

**12. Public Comment. None.**

**13. Executive Session. None.**

**14. Adjourned at 7:22 PM.**