

Rose Dhu Creek Plantation POA  
BOARD OF DIRECTORS MEETING MINUTES

April 19, 2018 at 6:00 p.m.

Gathering Place

- Meeting Called to Order at 6:01
- Attendees: Board Members: JoAn Pierce, Jim Kirkland, Claudia Peacock, Todd Guenther, Mike Kelly,  
Owners: Marla Guenther, Lori Kelly, Sam Weatherly  
Absent: Bob Stout, Dallas Eckard
- Approval of March 2018 Meeting Minutes. Motion moved to approve, and motion seconded. 5-0 approved.
- Financial Report- **Financial report: Received electronically by board members**

As of the end of March 2018, the following balances are reported at Coastal States Bank:

- Operating Account: \$141,644
- ARB and Builder Compliance Deposits: \$39,365
- Capital Account: \$85,255

We finished the month of March with:

- Positive variance, \$3,520
- YTD positive variance of \$24,068

We will transfer \$3,000/month to our capital reserve funds. This was not completed Jan – March.  
We will transfer \$12,000 to capital reserve fund in April.

**As of March, 4 property owners are in collections. (113 properties billed)**

Communications have been sent to these 4 property owners. If payment is not received by end of April, each owner will be contacted and indicate a lien will be placed on their property in 10 days.

(Balance in the prepaid account is \$159,613)

**Open Items**

By email, the board voted unanimously to set the sale price for the lot on Derby Court at \$145,000. When this property sells the proceeds will be applied to the principle of the mortgage, \$196,669.37.

The ARB will inspect 10 Derby Court on June 1, to confirm all violations have been addressed. Activities to remediate violations are in progress. This date should provide ample time for completion. Our attorney will be contacted to send a communication to the bank's attorney

indicating that June 1 is the inspection date for the property. If there are any unresolved issues on that date, fines will be reinstated as of February 23, 2018 at a rate of \$100/day.

New corporate seal has been ordered to enable the recording of bylaw changes.

Transfer fee of 0.25% may not be implemented by a vote of the board. It requires a vote of the membership and a change to the CCRs. The transfer fee the board previously authorized is not valid and in order to validate the transfer fee the community will need to have a vote of the membership, the board votes to table this item until the annual meeting for a vote of the membership. Jim moved to table the execution of the board approved transfer fee until the annual meeting or a majority vote of all the members. The vote passes 4 in favor with 1 dissenting vote.

Contract reviews will start this month. Biggest expense is landscaping currently the contract is month to month. Options are to open bids and contracts or stay month to month. The board agrees to open the contract up to bids.

Three-year capital plan should be prepared by July 1.

JoAn will develop a job description for treasurer.

In the past the board hired a 3<sup>rd</sup> party to review our books. This is generally not necessary on an annual basis. It was determined that action is not necessary this year, however, the board should determine, if a financial review of finances is necessary in the future.

**6. CCR Violations-** Board members receive complaints from owner's and residents frequently regarding CCR violations. Many times these can be resolved with a neighborly conversation rather than an official board action. Jim assigned this responsibility to Dallas, Todd and Bob. The board has a responsibility to address all CCR violations, but many are able to be easily resolved without requiring official board action.

**Corporate Documents/Website Update-** Mike has been working transferring documents currently on our website into Google docs. Reservation forms for The Gathering Spot need to be addressed as it not easy to access. The reservations for The Gathering Place will be taken over by the Social Committee as they plan the events of the community. Mike has not received approved minutes from February 2018 meeting to upload to the website.

Website information was put together by Intersight from Chicago. Have to renew domain name every 5 years. Mike to get invoice (September). Maintenance is completed by S. Masker we pay him \$162.00 per month to maintain website. Mike to discuss website with Intersight to move to Squarespace or another platform. Explore ideas to have website designer/maintenance discuss options with the board.

Email addresses for board members and research indicates it is doable but will require a pay for service. As a 501C3 we can have this service for free via Google.

ARB notes need to be sent as PDF.

Pool permit should be posted.

- Employee Update- Fred not present, Jim reported Fred interviewed 2 candidates. One was qualified but neither one would commit to long term employment.
- Committee/Advisory Panel Reports:
  - Amenity Panel-not present- Members to be sent a survey in the next month.
  - ARB-Fred Wallace not present but sent report. Ground broken on Hunter residence inside front gate. CO has been delivered for Burnett residence on Sweet Grass. Ground broken on Bombgardner residence on Sweet Grass. CO has been delivered on Haraold house on Rose Dhu Creek Plantation Dr. and Bagwell house on Derby Court is at 90% completion. Garbis house is coming along quickly. It is the cleanset construction site we have ever had. There are 2 more plans working through the ARB for new houses.
  - Security Gate- Jim/Todd/JoAn- the south gate is broken and was supposed to be repaired 4/19/2018. Ultimately, a used unit was able to be purchased from Custom Security. Installation was on 4/19/2018 and was unsuccessful. Jim will follow up with Custom. Separate meeting to further discuss this topic of security gate issues. Surveillance for The Gathering Place bid discussed. Pool safety options discussed Mike and Todd suggest a fence with lockable gate to separate the pool from other areas. JoAn moves that the board approve this option to separate the pool from the social areas and asked that Mike submit a proposal to the Board regarding cost and design, the Board will take further action following proposal. The motion is seconded and passed unanimously.
  - Maintenance Roads- Board wants additioanl proposals regarding road maintenance services.
  - Social- Marla Guenther & Lori Kelly- A meeting was held a few weeks ago regarding event dates and events to be family and adult friendly. More events and dates to be added by Social Committee.

Proposed Events for 2018- By Social Committee

8/28 Hot Dog/Pool Party (all residents) (added by RDC Board to Calendar)

3/23 Easter Egg Hunt (family)

6/16 Pool Day/BBQ (family)

9/15 Low Country Boil (family)

10/13 Movie Night (family)

10/27 Halloween Trunk or Treat (family)

12/8 Holiday Breakfast (Children) and Holiday Party (Adults)

The board was pleased to see such great ideas the Social Committee has proposed on their calendar. After the Social Committee calendar was submitted an additional list of “Fun Stuff” for Residents and Kids was discussed. Marla/Todd presented a list of ideas including things that are low cost and would build the plantation’s sense of community, such as: hot dog/pool party, monthly get togethers (pot luck/chili cook off/ugly dog/ etc.). A hot dog/pool party will be the first activity. The board recommends the Social Committee determine, if future events should be scheduled after this event is held. The board agreed that the Social Committee could over spend their 2018 budget from the approved \$7,500 to \$8,000. New events will be submitted to the board with proposed budgets.

- Beautification- Todd proposal for island improvement for great price- River Rock- board agreed a great direction and would be glad to see this area of the plantation beautified. Pending further review by Beautification Committee.
  
- New Business- Get Grill/Refrigerator with large Freezer for Gathering Place or possible out door kitchen. Todd to put together proposal.
- Outstanding Items- Board to hold special meeting to discuss security
- Public Comment- none
- Executive Session- none
- Adjourned at 7:55