

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, August 15, 2019, at The Gathering Place

Board Members Present; Fred Wallace, Todd Guenther, Art Carapola, Jim Kirkland, Ron Koopman, Greg Harrold

Board Members Absent; Bob Stout

Homeowners Present; Sam Weatherly, Greg Van Zant, Jeanne Gerace, Jack Hardy, Clay Bomgardner, Billy Bagwell

Meeting called to order at 5:00 pm by Fred Wallace.

Approval of June 20, 2019, Meeting Minutes; Jim Kirkland motioned, approved 7-0.

Treasurer's Report; Art reported for Bob Stout that currently, we have:

- \$100,079 in our Operating account at Coastal State Bank,
- \$19,715 in ARB and Builder deposits, and
- \$75,837 in the Capital account.

The balance at the end of July for deferred assessments is \$86,875 to be recognized as income for \$17,375 per month. As of mid-July, there are 2 members outstanding for the 2nd installment of dues which were due on 6/30. The other member balances are related to an administrative fee for 2 installment plan and accrued late fees

We finished July with a negative variance of \$6,347 and YTD positive variance of \$19,841.

It was noted that the negative variance for July was related to a double bill payment to Dalzell for Landscaping Services

Fred moved to approve the Financial Report and Jim second. That motion was approved 7-0.

Security;

Rear Gate Issues – Todd reported that the rear gate (Old Miller Road gate) has had the communications issues fixed. There is still an outstanding issue related to the batter backup board replacement for the back gate controller.

Front Gate Issues – Todd reported that there continues to be an issue with the Front Gate Telephone Control. Carolina Time believes it is an issue with the Hargray Telephone Line. Hargray has come out and demonstrated that the line works fine. Carolina time will need to finish that repair.

Pool Access Code - Art was directed last month to change the Gathering Place gate code on September 1st, and to send out an initial notification to the residents around August 1st that the change is coming

along with the new code. In addition, Art will send out a reminder of the change a few days before September 1st. This has not been possible because there are no directions available as to how to change the code.

We learned at the meeting that the Gathering Place Gate Control is set locally at the gate keypad itself. Art will determine how that works and will start the process of changing the code.

(Note: After the meeting Clay Bomgardner located the instruction manual for the Gate keypad. Art and Todd will test this code change process out ASAP and get the scheduled Gathering Place gate code scheduled change process underway)

Carolina Time communications – Todd, Art and the rest of the Board discussed challenges with communicating with Carolina Time. Communication and follow-up is badly lacking. This week the owner and primary contact for the company left town, did not leave anyone in control, and has not been answering his cell phone. Todd and Art will follow-up with the vendor when he returns.

Carolina Time Invoices – The lack of follow-up and tendency to point fingers at other vendors when there is an issue has caused concerns about what is being invoiced by Carolina Time. The Board agreed that Todd will be asked to review invoices from Carolina Time before they are paid.

Beautification Committee;

Jeanne Gerace was present at the POA Board meeting to brief the Board on the current Beautification Activities.

The Boulder at the rear gate appears to be working as designed. The boulder was obviously hit by a truck and it protected the light that was located behind it.

A new “Gate” sign has been installed at the corner of Redbud Way and Redbud Lane directing traffic to the rear gate. This is designed to prevent traffic – especially large trucks – from missing the turn and needing to turn around on Dovetree Lane.

The Beautification Committee is going out with a Request for Proposal for improved lighting at the front gate on May River Road. The goal is to uplight the large Oak Tree, install lights to frame the front gate, and light the horses on the wall.

There will be a meeting this coming week (week of August 18th) to align Beautification Committee priorities

Dalzell Landscaping is looking at the size of the effort to install water and power to the center island on outside of the Gathering Place.

It was noted that there is a tree hanging down across the riding trails. This is hanging too low for riders to properly pass. The tree is coming in from the Hampton Lakes development. Fred has alerted them of the issue and they will remove the tree.

ARB;

12 Derby Court – Fred noted that 12 Derby Court closing was delayed due to Bank issues:

- The bank assigned a blind-pool appraiser to appraise the lot. The appraiser that was assigned, delivered an appraisal that was unacceptably low. The buyer requested a second appraisal.
- The second appraiser provided an acceptable appraisal, but requested an exception because a driveway easement was recorded but no driveway was in place. The sale price was negotiated to address the issue and the closing is scheduled for August 21st.

As of May 20th, 2019

- Four houses are under construction
- One house next to Chris Collins on Sweetgrass does not yet have an approved drainage plan
- Arpad's house has been approved but has not yet started construction
- Four lots have been sold or are under contract

Social Committee;

Ron noted that the Social Committee has been relatively inactive during the summer because of the lack of scheduled events.

Ron noted last month that there is a proposal within the Social Committee to reschedule the Chili-Cookoff from September 20th to sometime in November in order to schedule the event when the weather is cooler. There has been no changes to the date as of this time.

Ron noted that the suggestion to replace the annual Halloween Caravan with a Family costume party at the Gathering Place was rejected and that the Halloween Caravan would proceed as always.

The Christmas Party planning has not yet started. The Social Committee would like to get a caterer in place as early as possible. Todd asked that the same caterer be engaged as we used last year. Fred said he would help identify the caterer.

Maintenance Committee

Greg Van Zant was present at the POA Board meeting to brief the Board on the current Maintenance Activities.

The Maintenance Committee met to assign tasks to the various members of the team:

- Hurricane Recovery (Storm Category of 4 or greater) – Fred Wallace
- Roads and Bridges – Greg Harrold
- Pool and associated Mechanicals – Greg Van Zandt
- Amenity Buildings and Grounds – Jack Hardy
- Storm Drainage – Jack Hardy
- Fences and Signage and Security (Including Gate Electronics and Gates) – Greg Harrold

- Common Areas – Horse Trails, Trees, Wildlife, Ponds and Lagoons, Irrigation – All advisors Panel Members

Greg Van Zandt recommended that “line item” accounts for each major maintenance item be added to the RDC community annual budget, accumulating funds over time for future expenditures. He recommended this funding to prepare for future large capital fund maintenance expenditures related to RDC infrastructure items.

Jim Kirkland said that we need some ballpark figures for each category. He said that we had discussed having a plan, but without ballpark figures we don’t know what to budget.

Fred Wallace said we need a financial policy that defines how the money can be used. We discussed if there is an “urgent repair” fund? For example, if we lost a section of road and that repair will cost \$15K, where is the money coming from?

Clay Bomgardner asked a question – “We said at the January meeting that were going to come up with a capital plan. Have we made any progress at defining that plan after 7 months?” The answer was that we have not defined that plan. Jim mentioned that Joanne Pierce had developed a 3-year capital plan before she left the Board. Art was tasked with finding that plan on Google Docs.

Old Business;

Matthew Lulo:

Fred updated the meeting about the Matthew Lulo problem. He has continued to cause issues in the development. These are being address through the police and courts.

The issues with Matthew had raised several proposals that the Board voted to move forward on:

- The roads will be legally designated as being covered by State and Town laws. This will give the police the ability to enforce laws, including our speed limits, here in the community
- We agreed to have signs posted at entrances to the community that say “Welcome to Rose Dhu Creek” Only Residents and Guests Past This Point”. The signs will be posted on the May River Road side just past the Equestrian Center driveway and on the Old Miller Road side as you pass the gate.

New Business;

Alligators

There have been several reports that the alligator in Miller’s Pond is getting aggressive. Fred has contacted the South Carolina Department of Natural Resources and they will send Fred a tag for the Alligator. Once that is done, Fred will call the SCDNR and they will relocate the Alligator. We DID NOT discuss who puts the tag on the Alligator!

Speed Bump

There was a discussion of adding a Speed Bump on Redbud Lane just past the entrance from the Rear Gate. There was general agreement that should be done.

Adjournment; Fred motioned to adjourn, and it was unanimously agreed at 5:48 pm.