

**Rose Dhu Creek Property Owners Association**

**Board of Directors Meeting Minutes**

**Thursday, September 19, 2019, at The Gathering Place**

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

**Board Members Absent;** Bob Stout, Ron Koopman

**Homeowners Present;** Jeanne Gerace, Clay Bomgardner

**Meeting called to order at 6:00 pm by Fred Wallace.**

**Approval of June 20, 2019, Meeting Minutes;** Jim Kirkland motioned, Todd Second – August minutes approved 5-0.

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

- \$83,972 in our Operating account at Coastal State Bank,
- \$19,715 in ARB and Builder deposits, and
- \$95,516 in the Capital account.

The balance at the end of August for deferred assessments is \$69,500 to be recognized as income for \$17,375 per month. As of mid-July, there are 2 members outstanding for the 2<sup>nd</sup> installment of dues which were due on 6/30. The other member balances are related to an administrative fee and accrued late fees

We finished July with a positive variance of \$9,864 and YTD positive variance of \$29,705.

Todd moved to approve the Financial Report and Fred second. That motion was approved 5-0.

**Security;**

**Call Function (telephoning a resident for access)** – Art reported that the Call Function is now working fine. He successfully tested it himself.

**Rear Gate Power Outage** – Clay Bomgardner reported that the rear gate (Old Miller Road gate) had a power failure during the recent hurricane. The Rear Gate did not “Fail-Safe” during that power failure. When power is lost, the gates are supposed to “Fail-Safe” by opening to allow access into and egress from the community. Todd opened the gate manually. When power was restored, the gate automatically closed, as it should. Todd will notify Carolina Time about that failure when he speaks with them next.

**Maintenance Agreement with Carolina Time** – Jim asked if it is about time to renew our agreement with Carolina Time for maintenance of the gates, access system, and video surveillance. Fred answered that that agreement was renewed recently and is in place for another year.

**Overall Security Activity** – Art and Todd both noted that, overall, the last month has been remarkably quiet in the security function.

### **Beautification Committee;**

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

Upgrades to the lighting at the South Gate (Main Gate, May River Road Gate) has been completed and is working great. Jeanne noted that the following projects are in the queue for the Beautification Committee:

- Center Island by the Gathering Place – Jeanne is meeting with a designer next week that will look at how to bring power and irrigation to the center island.
- The Beautification Committee is looking into adding color (as in colorful flowers and plantings) into the Pool area
- Explore ways to improve the bridge (next to 51 RDC) aesthetics. Some ideas are to add Gas Lanterns and to replace the Boxwoods with pavers. She also mentioned that there are specimen trees (Live Oaks) off to either side of the bridge, but they are not currently visible because of low-value plants, like Wax Myrtles. The committee would like to open up the space on the sides of the bridge to highlight the Live Oaks.

Jeanne noted that there have been a number of issues with Dalzell Landscaping in the recent month. Sam Weatherly is focused on managing their work. They have not completed any of the detailed work in the last month, such as dead-heading flowers, trimming the ivy and spraying for weeds.

Jeanne said that the root-cause of the issues is that the supervisor for the landscape maintenance work (Josh) quit his job, as well as some of the workers. The salesman (Bryan) has been overseeing the work in addition to his other responsibilities. Fred noted that he met with the owner Will Dalzell and that he will be coming down to RDC every Thursday for the foreseeable future to ensure all projects are brought back on track.

We revisited the issue of a tree hanging down across the riding trails. This is hanging too low for riders to pass properly. The tree is coming in from the Hampton Lakes development. Fred has been working with Hampton Hall management to address the issue.

Todd asked that the Beautification Committee add 20-30 bales of pine straw to the areas around the Rear Gate. We discussed the fact that there is a new supply of pine straw being added to the whole community in late October in preparation for the Holiday season.

## **ARB;**

As of the time of this meeting:

- Four or five houses are in the planning stage. The building lots have been purchased, and the new owners have plans to build. Fred noted that the ARB expects plans to be submitted between now and early December.
- Two lots and two houses are currently on the market for sale
- 4 Nandina Court is now under contract for sale. The owners have achieved a 25% increase in the sale price over their purchase price in only 22 months.
- By the end of October, the Transfer fee that was recently imposed will have generated \$6,250 in revenue for RDC.

## **Social Committee;**

Ron was not available, so Fred reported on the Social Committee status.

The Chili Cookoff was rescheduled to October 12<sup>th</sup>. Because of the proximity to the First -Friday gathering, the First-Friday gathering was canceled.

The Children's Caravan for Halloween will be held as planned

December 7<sup>th</sup> was selected for this year's Christmas Party. The same caterer will be used as last year. Fred is helping to arrange that caterer.

## **Maintenance Committee;**

Greg Harrold briefed the Board on the current Maintenance Committee Activities.

Greg Van Zandt has been looking into what is needed and what the cost would be for Maintenance of the Pool area. This is not the daily pool cleaning type maintenance, but instead more major maintenance of the facility and components itself. The committee is not yet at a place where there is a proposal or plan.

Greg Harrold is looking into the road maintenance. He found that we have in excess of two miles of roads in RDC. He is exploring the cost of sealing the roads.

Greg Harrold also has been looking into the fences on the trails and has found that there is some number of rotting posts and boards in the fence. The fences on the trail are eight-feet high, and there are 1065 linear feet of fencing. During the discussion the cost was estimated to exceed \$25,000 to replace the fence. The discussion concluded that this was not an immediate issue, but we should understand the cost impact.

### **Nominating Committee;**

Jim Kirkland presented the status of the Nominating Committee. Currently, there are no applications from potential new board members. Jim made the following comments:

- Art Carapola is replacing Rick Cramer on the committee
- There will be a Nominating Committee meeting in October to push the effort into high gear
- Jim will work with Art to have Beth Ann send out an email blast to all of the residents with the “Call to Action” document and the Application.

### **Old Business;**

**Barn Residence** - Clay Bomgardner discussed the fact that there is a family living in the Barn structure at 11 RDC. He was interested in getting an assurance that the current situation was temporary and that the current living accommodations would not turn into a permanent situation. Fred discussed the history of the property and assured Clay that the current situation, as well as the Real Estate listing designate that as a non-permanent residence.

**Signs at RDC entry points** - Clay Bomgardner asked if there was any progress on adding signs (“Welcome to Rose Dhu Creek” Only Residents and Guests Past This Point”) to the entries (front and rear gate sections). Fred responded that he and Nickey Maxey had a scheduled meeting with the Bluffton Police Chief regarding enforcement withing RDC. Unfortunately, that meeting needed to be canceled. That will be rescheduled, and the sign issue discussed.

### **New Business;**

None.

**Adjournment;** Fred motioned to adjourn, and it was unanimously agreed at 5:50 pm.