

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, December 19, 2019, at The Gathering Place

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

Homeowners Present; Sam Weatherly, Clay Bomgardner

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

Approval of October 17, 2019, Meeting Minutes; Jim Kirkland motioned, Todd Second – November minutes approved 7-0.

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

- \$37,5216 in our Operating account at Coastal State Bank,
- \$16,915 in ARB and Builder deposits, and
- \$102,523 in the Capital account.

The balance at the end of November for deferred assessments is \$17,375 to be recognized as income for \$17,375 per month. As of mid-December, there are 2 members that remain outstanding for the 2nd installment of dues which were due on 6/30. The other member balance is the admin fee and accrued late fees. Total delinquent Accounts Receivable is \$2,147.

In September, Rose Dhu POA sold 3.22 acres of a 4.92 parcel (65.4%) for 168,000. With a cost basis of 107,910 (65.4% x 165,000), less expenses of sale of 12,042, the gain on sale is 48,048. The basis of the remaining 1.7 acre parcel of land is 57,090. The remaining basis on the books is 27,619. **The difference of 29,471 will need to be recorded on the books prior to the close of 2019.

We finished November with a negative variance of \$1,247 and YTD with a positive variance \$56,505.

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

Security;

Overall Security Activity – Overall, the last month has been remarkably quiet in the security function.

Beautification Committee;

The following are the Beautification updates:

- The boulder at the Old Miller Road entrance was moved back into place after Popeye's truck hit it.
- Alan Jackson's report was delayed due to personal reasons on his part. He plans to deliver a report before Christmas. We plan to jump on the recommendations during the first quarter of 2020.
- Dalzell is currently having problems delivering services. They have only one person assigned to our location and a very large percentage of their equipment is broken. Fred will be meeting with the owner in the near future.
- The Tree Surgeon (Jones Brothers) that was brought in to assess the Live Oaks in the common areas has delivered a proposal for near-term work. Todd noted he has not had the opportunity to contact "Tree Wise Men" for an additional competitive quote on the maintenance work on the Live Oaks.

ARB;

As of the time of this meeting:

- Two houses are going through the ARB approval process right now and are expected to present their plans in the January/February timeframe.
- One additional building lot is scheduled to close on a sale this month.
- 69 Rose Dhu Creek (lot 59) recently sold for \$529K and closed this last week

Social Committee;

Ron reported on the Social Committee status.

December 7th Christmas Party was an outstanding success. The food was great. We had RSVPs for a total of 76 people, of which XX did not show up.

The Christmas Party for Kids, which was run by Jen and Amanda went very well.

Planning for the 2020 social calendar will be started very soon. Ron asked for any ideas to expand the venues.

Fred noted that the First Friday gatherings that were added this year have been going great.

Todd recommended that the Christmas Party be made more inclusive to include the children. He suggested that we toss around ideas on how to do that. There wasn't much further discussion of this at this meeting.

Maintenance Committee;

No discussions this month

Nominating Committee;

Jim Kirkland presented the status of the Nominating Committee. Currently, there are four applications from potential new board members. Jim made the following comments:

- The ballots for the POA Board openings will be created and sent out in the near future
- Applications have been received from Art Carapola, Greg Harrold, Chris England, and Clay Bomgardner
- Board candidates will be voted on at the February 22nd Annual Meeting

Old Business;

Helping Hands – No Update

Fence Repair – No Update

New Business;

Census

Todd proposed holding an RDC Census along with the ballots.. This census would include collecting Name, Address, EMAIL and Phone numbers, as well as the numbers and names of any children or other residents in the house.

Fred said he prefers not to mix a census with the Annual Meeting Business

Art suggested that we look into completing this electronically

Street Lights

Fred said he is getting comments from people that go walking very early or late that the streets are too dark. He proposed that, since the street signs are very old and will soon need replacement that lighting be included in the maintenance.

Fred met with representatives of Dominion Energy in Beaufort. They can provide leased lighted signs using LED fixtures. Fred said he will send out pictures to the Board members. We would need to add power for only 2 lights.

These lights would be added to the plans for Gas Lights on the bridge

Adjournment; Fred motioned to adjourn, and it was unanimously agreed at 6:24 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of November 30, 2019	
Assets	November
Operating Funds	
1000 - CSB Operating #7161	37,521.24
1001 - CSB ARB #7179	16,915.02
Total Operating Funds	\$ 54,436.26
Reserve Funds	
1326 - CSB MM Capital #7187	102,523.30
Total Reserve Funds	\$ 102,523.30
Accounts Receivable	
1500 - Accounts Receivable	2,147.13
Total Accounts Receivable	\$ 2,147.13
Intercompany Funds	
1551 - CAP Due from OP	-
	\$ -
Other Current Assets	
1600 - Prepaid Expenses	4,966.00
Total Fixed Assets	\$ 4,966.00
Fixed Assets	
1700 - Land	27,619.05
1705 - Security Equipment	45,746.55
1706 - Beautification Projects	14,580.00
1707 - Lighting Projects	7,805.00
1708 - Rear Gate	4,132.38
1799 - Accumulated Depreciation	(10,731.14)
Total Fixed Assets	\$ 89,151.84
Total Assets	\$ 253,224.53