

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, November 21, 2019, at The Gathering Place

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

Board Members Absent; Todd Guenther,

Homeowners Present; Sam Weatherly, Clay Bomgardner

Meeting called to order at 6:02 pm by Fred Wallace.

Approval of October 17, 2019, Meeting Minutes; Jim Kirkland motioned, Ron Second – October minutes approved 6-0.

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

- \$48,656 in our Operating account at Coastal State Bank,
- \$16,915 in ARB and Builder deposits, and
- \$99,271 in the Capital account.

The balance at the end of August for deferred assessments is \$34,750 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 and accrued late fees. Total delinquent Accounts Receivable is \$2,115.

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 October with a negative variance of \$976 and YTD with a positive variance of \$57,751.

Art moved to approve the Financial Report and Jim second. That motion was approved 6-0.

Security;

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

Gathering Place Reservation Process Discussion – Art distributed and reviewed the formalized process for reserving the Gathering Place or Pool areas. The process was well accepted by the Board and Residents present. The major points of the discussion:

- Art noted that the language used to describe reserving the Gathering Place or Pool on the website was a bit unclear, and he had distributed recommended updates to the language and needs the Board to approve the changes. He will update the website as soon as the language is approved.
- Fred noted that there is also a set of rules regarding who can reserve the Gathering Place area and what it can be used for. He said he would send Art those rules to integrate into the process and add to the website language.
- Fred said he would add a section to his Annual Message to the residents concerning the Gathering Place Reservation Process.
- Art asked that the Board members let him know if there are any other recurring activities that can benefit from a formal process definition.
- Clay Bomgardner asked if Art had reserved the community activity dates on the reservation calendar. Art said that he had blocked out all of the “First Friday” dates, but that he hasn’t blocked any other community events since the 2020 event calendar has not yet been established.

Beautification Committee;

Sam Weatherly was present at the POA Board meeting and briefed the Board on the current Beautification Activities.

- Winter Flowers are going to be planted Monday or Tuesday (November 25th/26th)
- A Tree Surgeon (Jones Brothers) was brought in to assess the Live Oaks in the common areas. He will be providing a quote for some initial work and also a list of potential future actions to optimize the health of the trees. No money has been spent to date. In addition “Tree Wise Men” will be asked to quote on some maintenance work on the Live Oaks.

Fred mentioned an ongoing discussion on Nextdoor regarding an increase in the trash that is being discarded along the roadways. He said he worked with a few of his people to clean up the trash just outside our gates.

- He collected two large 48-inch buckets of trash before even getting to the bridge
- He will work on the other side of the bridge next week

Christmas Decorations will be completed next week by Sam Weatherly and Greg Van Zandt

ARB;

As of the time of this meeting:

- Two houses are going through the ARB approval process right now. Approval is expected within the next 3 weeks. Construction should start shortly afterward – likely after the first of the year.
- Three additional new owners are submitting plans for construction. One is the lot next to Ron Koopman.
- 69 Rose Dhu Creek recently sold for \$529K
- Two houses are still up for sale – Owen’s and Tony’s
- Arpad is pushing up against his deadline to break ground. If he doesn’t break ground by December 14th, he has to start the approval process over.

Social Committee;

Ron reported on the Social Committee status.

December 7th Christmas Party Planning is underway

- Posters have been placed at the gates, and EMAILs have gone out to all of the residents.
- Decorations in the Gathering Place will be set up on December 4th and 5th.
- The same caterer will be used as last year.
- The Children’s party has been changed from December 7th to December 14th.
- Approximately 60 people are coming to the event (# updated after the meeting)

Clay noted that there were some Christmas Party RSVP responses on Nextdoor. He asked if they were part of the overall number. Art noted that they were included.

Clay and Todd hung the plastic sheathing at the Gathering Place

Maintenance Committee;

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

Greg Harrold has been looking into road maintenance. He found that we have in excess of two miles of roads in RDC. He was given a quote of \$68,000 to seal the roads.

The discussion shifted to instead looking at repairing those portions of the roads that need repair. The Derby Court Cul-D-Sac has a pothole, and the road is collapsing at one point.

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:

- Applications have been received from Art Carapola, Greg Harrold, Chris England, and Clay Bomgardner

- The Nominating Committee will not be pursuing additional candidates and will work with what we have now and the submission deadline at the end of the year.
- Board candidates will be voted on at the February 22nd Annual Meeting

Old Business;

Helping Hands – Ron asked if we are still planning to pursue the “Helping Hands” Service. He had put the proposal together with Joanne Pierce. He would like to resurrect the program. There are currently 8 residents that have volunteered to help. Fred asked that they build a mission statement and take it to the next meeting.

Fence Repair – Bob noted that the fences on Old Miller Road need repair. Some pieces have fallen off.

New Business;

None.

Adjournment; Fred motioned to adjourn, and it was unanimously agreed at 6:40 pm.