

**Rose Dhu Creek Property Owners Association**

**Board of Directors Meeting Minutes**

**Thursday, October 17, 2019 at the Gathering Place**

**Board Members Present;** Fred Wallace, Todd Guenther, Bob Stout, Jim Kirkland, Ron Koopman

**Board Members Absent;** Art Carapola, Greg Harrold

**Homeowners Present;** Clay Baumgardner, Roger Logston, Glenda Weatherly, Greg VanZandt

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

**Approval of the September 19, 2019 meeting minutes;** Jim Kirkland motioned, Ron Koopman seconded, approved unanimously.

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

- \$60,564 in the Operating account at Coastal State Bank
- \$18,415 in the ARB and Builder deposits
- \$95,513 in the Capital account.

The balance at the end of September for deferred assessments is \$52,125 with two delinquencies which were due on 6/30/19. In September Rose Dhu POA sold 3.22 acres of a 4.92 parcel for \$168,000 that had a gain on sale of \$48,048 after expenses. We finished September with a positive variance of \$46,214 and a year to date positive variance of \$58,727.

Jim Kirkland asked about how large can the Capital account be and Fred explained that it can equal one year of POA dues which is a little over \$200,000.

**Security;** Todd said that currently no big issues ongoing except the North gate with the battery backup. It's designed to open the gates when the power goes out and is currently malfunctioning. The recommendation is to add a surge protector and replace the motherboard. He also has located some special bulbs to light up the gate areas with better illumination.

**Beautification;** Sam Weatherly and Jeanne Gerace met with Will from Dahlzell Landscape to cover their services, our needs, and the work that is currently being done. Greg VanZandt brought up that the mowing of the pond and culvert areas is sporadic and thought it would be good if we gave Dahlzell a list of the work needed to be done weekly, biweekly, and monthly both in the growing and dormant seasons. Jim asked about the island area and Fred responded with the landscape architect is working on some layouts and we should have a presentation by next month.

**ARB;** Fred said we have a lot going on in RDC with three more house plans soon to be presented to the ARB (two on RDC Drive and one on Sweet Grass). We also have two homes which are expected to start construction before year end with two more currently under construction. Currently we have two homes and two lots for sale and overall resales are showing positive trends. In an effort to improve awareness and more positively market our community we are going to look into adding to our website a "For Sale" area where folks can see what's going on and available to purchase.

**Social;** Ron reported the Halloween Crawl will again occur this year with an expected 60+ children participating. The next event after that is the Christmas Party and the Social Committee is meeting next week to continuing planning and making sure is as smooth and as nice as last years. Also because it's on the same day as the Bluffton Christmas Parade they may move the date. The issue of their annual budget came up which is \$5,000 of which they held \$3,500 for the Christmas Party. Fred brought up that we need to increase the \$3,500 to \$5,000 and Bob motioned we increase, Ron seconded, and the vote was unanimous. Greg asked if we are going to wrap the Gathering Place in plastic like last year and volunteered to help do that. He also mentioned that a couple of our trees no longer light up so we'll need to purchase some new strands. Todd wanted to know who was catering the event and Fred said we can't get the same folks as last year so we are getting The Lunch Lady. The expectation is it will be every bit as good as last year. Fred suggested we put out a "save the date" notice soon so all homeowners know when the party is.

Jim brought up the Chili Cook Off event and what a success it was. It was well attended and the group putting it on did an excellent job and a big shout out to Marla Guenther for spearheading it.

**Nominating Committee;** Jim reported that so far, a slow response from potential candidates and that currently Art Carapola has said he run again and Greg Harrold is considering it. Beyond that we've had nobody else come forward so Jim suggested we divide up the potential candidates and meet with them personally. Also, the past practice of talking to individuals at the Christmas Party came up.

**Old Business;** Jim asked about what we are going to do with the lot next to the Gathering Place and Fred said we are going to talk with a landscape architect to come up with some plans. From there what the Board agrees upon will have to go out to RDC property owners. This would be something that probably would be sent out prior to our annual property owners meeting and then discussed at that time. As the scope of would most likely exceed \$50,000 it has to go to a vote of all the owners before anything can be done. The past survey that was taken will help us develop some plans for development as the response was strong and folks indicated their preferences. What's important to all of this is we need to remember that the goal is to improve and enhance our community for everyone. Todd suggested that maybe we could clean up the lot a bit and make it more usable, Fred said we need to do a tree survey before we do anything.

**New Business;** Fred talked about our financial position and that we'll finish the year with a healthy surplus. At that point we'll decide how much to move into the Capital account as currently we don't have any foreseeable large expenses.

The issue of garbage cans being moved on owner's properties came up as recently there was another incident. The owner got very vocal on social media which didn't reflect well on our community. Fred asked that before more things like this occur to please call him and he'll address directly with the owner before things escalate.

Glenda Weatherly asked about her family coming down during the holidays and parking on her driveway. Fred said that was fine as we've done it in the past, to simply let him know when and for how long.

**Adjournment;** Todd motioned we adjourn, Jim seconded, unanimously agreed at 6:40pm. Before that "big fish stories" by Fred and Roger.

