

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, January 16, 2020, 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, Carole Stout

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

Approval of December 19, 2019, Meeting Minutes; Jim Kirkland motioned, Bob Second – December minutes approved 7-0.

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

- \$47,969 in our Operating account at Coastal State Bank,
- \$24,915 in ARB and Builder deposits, and
- \$103,789 in the Capital account.

The 2020 Annual dues were billed in mid-December for a total of \$210,350, which are posted to deferred assessments on the balance sheet. The annual dues will be recognized as income in 2020 at the monthly rate for \$17,529. As of mid-January, 2020, all 2019 dues assessments were paid. There is one owner with a small balance for the admin fee and accrued late fees. Total delinquent Accounts Receivable is \$69.

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. This entry was recorded in December and the line items increased asset "Land", and the offset is an increase in equity section as "Land Value Basis Adjustment".

We finished December with a positive variance of \$9,976 and YTD with a positive variance of \$66,481.

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

Security;

Gate Cameras – Art discussed issues we have been having with the cameras at both gates. The cameras are not available for either Live View or the review of recorded videos. This issue surfaced on January 4th when Fred discovered a security incident at the Old Miller Road gate and asked Art to pull up the video from that time.

Art noted that he could successfully interact with the gate systems for the access control systems (Gate control), so the issue is not with Internet connectivity.

There have been two attempts on the part of Carolina Time to fix the problem, but they have been unsuccessful. Unfortunately, each attempt is separated by a number of days, so this issue has been around since the beginning of the year.

Fred said he plans to contact RJ Heredia himself to discuss the issue and emphasize the importance of fixing this immediately.

Security Incident at the Old Miller Road Gate – Fred discussed an attempted security breach at the Old Miller Road Gate on January 4th.

At approximately 5:02 am this morning Fred came across an individual, female young, INSIDE the Old Miller Rd gate, Right outside the gate pulled up to it was a late model Kia. Behind that was a late 2000's Ford pickup. It appeared they were trying to get in. When Fred approached them, they quickly left and Fred pursued them reaching excessive speeds on Old Miller Road. The pickup took a left on Hwy 46, the Kia a right.

The Kia tag number is BDT 240 and it appeared to be light gray in color. Pickup unknown. Fred pursued the KIA through Pritchardville again at excessive speeds and then let them head-on as there wasn't much he could do.

The tag number was given to the Bluffton Police, along with an incident report. Since the people were not able to get in and actually do any damage, the Bluffton Police said there was nothing they could do.

May River Road Gate-Call-Function – Ron asked if the telephone calling function was working at the May River Road gate. Art said that it was working properly.

Rear Gate Closing Issue – Todd discussed an issue with the rear gates properly opening and closing properly. Todd is following-up on this with Carolina Time.

Lights at the May River Road Gate – Ron noted that there was a night last week where the lights were out at the May River Road gate. Fred told us that there was a circuit breaker that popped and, once reset, the lights came back on.

Beautification Committee;

Center Island and Gathering Place Upgrades – Carole Stout reported on progress made to upgrade the landscape of the Center Island on RDC Plantation Drive and within the Gathering Place.

- Plans to upgrade the center island were presented. The design of the center island upgrade is complete, and the total cost of both labor and materials to upgrade the plants, as well as adding both electrical service and irrigation to the center island, will be approximately \$3,000. The POA Board was OK with proceeding with the center island upgrades.
- There was a discussion of using domestic water supply versus drilling for a well at the Gathering Place for irrigation. Clay Bomgardner noted that a well for his property was quoted as costing between four and five thousand dollars. No decision was made concerning drilling a well.
- There was a discussion about how the upgrades would impact the driveway entry into 33 RDC Plantation Drive, which is owned by Thomas & Tara Lynam. Their driveway is situated in a position where they currently turn and drive over the island edging, which will be covered by ground cover plants. This was not deemed to be an issue in pursuing the upgrade, as it is a minor change to how they would make the turn into their driveway.
- There was a significant discussion regarding the plan to update the landscape plantings within the Gathering Place fence. The updated plans that were presented have a projected cost of \$25,000 to \$30,000. The plans included removing all of the current plantings and replacing them with new plants.
 - There was a discussion about why this needs to be done. Several POA Board members felt that the current plantings were fine and possible a much more modest plan to upgrade or add plants would be more appropriate. Carole said that the Beautification Committee was looking for guidance on a proposed budget and would create a plan accordingly.
 - The upgrades to the Gathering Place landscape was not approved in its current form. Also, a proposed budget was not discussed.

Gate Plantings – Carole discussed plans for the gate plantings this spring. She said that this year's plantings would include annuals for color.

Cull-de-sacs – Carole mentioned that the Cull-De-Sac plantings would need some work this year.

Live Oak work – There were no updates on the maintenance of the live oaks in the common-areas or the work to improve the landscaping and opening up the area around the live oaks next to the bridge on RDC Plantation drive.

ARB;

As of the time of this meeting:

- One house on Sweet Grass started construction. The house will be 6,300 square feet, with 5,800 of that heated space.
- Two additional houses under construction are going up more slowly. One house on RDC Plantation drive, across from 51 RDC and the second also on RDC Plantation drive across from Fred's house.
- There was an issue with night and weekend construction work. Fred addressed the issue with the owners of that house.
- Two houses are currently going through the ARB for approval:
 - Arpad has submitted his clearing and landscape plan
 - Andy and Karen Guth received their preliminary approval last night. They plan to break ground in early March or when they have received approved building permits.
- Two more lot owners are planning to submit plans to the ARB in early February
- There were 11 Property Transfers in 2019, raising \$8,000 in transfer fees.

Tree Removal Discussion – There was a discussion about the removal of trees within the development, related to a trend for new construction to clear-cut lots, including along the street.

Fred noted that the removal of trees is dependent on the type of trees being removed as well as other factors, such as the design of the house.

- The tall pine trees were planted as a crop and had two issues (1) they have a very shallow root system with a tap root, making them dangerous during large storms, and (2) They are subject to being killed by pine beetles.
- Fred noted that when a pine tree is killed by Pine Beetles that, in addition to the dead tree, a circle of around 6 or 7 more trees need to be removed.
- The cost of removing a tree during the initial lot clearing is very low, but can go into the many hundreds or even thousands of dollars after the house is built
- Fred said that in cases of substantial clearing, the ARB requires the builder or homeowner to replace the trees with a significant number of new trees that add to the quality of the landscape.
- In some cases, because of the design of a home, the ARB requires that a substantial visual buffer be maintained for houses that don't visually fit the development.

Carole Stout said that there needs to be more transparency about the ARB meetings. She said that meeting minutes should be made available.

- Fred noted that there had been discussions regarding the distribution of ARB meeting minutes. There are many instances where comments cannot be shared due to negative comments or

declinations of requests or designs. Comments are sent upward to the ARB committee chair, anonymously consolidated and not shared back down.

Social Committee;

Ron reported that a Social Committee meeting is scheduled for this coming Monday (January 20th). The 2020 event calendar will be discussed at this meeting.

Fred asked Ron if he has a budget prepared for the social committee events. Ron said it would be the same as last year.

Jim Kirkland discussed the community help program he is putting together with Joanne Pierce and Ron Koopman. He reached out to the community on Nextdoor and already has ten residents so far that have signed up to be part of the group.

- Jim will call a meeting within the next week to discuss the process. They will develop a plan for how to ask for help.

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 packets of information are almost ready to go out to Beth Ann for mailing
- She is waiting on the Proposed Budget and Annual Letter from Fred before sending it out.

Old Business;

Fence Repair – No Update

Street Lights – No Update

New Business;

Upcoming Repairs that need to be addressed - Bob Stout noted that there are a number of items that will need repair in the near future. He presented the following list of items:

- The fence along May River Road is broken in four places. Also, it needs to be power washed and painted.

- Sign Posts throughout the community need to be straightened and painted.
- A number of resident mailboxes are too far off the road. In addition, there is a significant variation in the color the posts are painted. Fred noted that when this was addressed a few years back, the result was that some of the mailboxes were hit by passing vehicles.
- There are a number of issues with the roads that need to be addressed:
 - There is a pothole on Derby Court
 - Broken asphalt at the planter
 - Issues at the cul-de-sacs
 - A number of driveways are alligating on RDC
 - There are problems with the roadway on Redbud way and Redbud Lane.
- The bathrooms in the Gathering Place need to be addressed. They need to be painted.

Bob noted that we need to accrue funds for long term maintenance of the roads and to address any damage caused by hurricanes. He said the board needs to avoid any “special assessments” or an increase in the POA fee.

POA Board Meeting Schedule – Fred asked about an email he sent about a month ago concerning the overall POA Board workload and whether we could reduce the number of meetings to quarterly. He asked for feedback.

- Bob Stout noted that if we did make that change, we would need to provide a mechanism to provide better communication and transparency to the residents. Also, people would need to have access to the meeting agendas before the meetings.
- There was no decision to change the schedule at this meeting

Adjournment; Fred motioned to adjourn, and it was unanimously agreed at 7:24 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of December 31, 2019	
Assets	December
Operating Funds	
1000 - CSB Operating #7161	47,969.65
1001 - CSB ARB #7179	24,915.02
Total Operating Funds	\$ 72,884.67
Reserve Funds	
1326 - CSB MM Capital #7187	103,789.49
Total Reserve Funds	\$ 103,789.49
Accounts Receivable	
1500 - Accounts Receivable	185,558.37
Total Accounts Receivable	\$ 185,558.37
Other Current Assets	
1600 - Prepaid Expenses	3,790.84
Total Fixed Assets	\$ 3,790.84
Fixed Assets	
1700 - Land	57,090.05
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	(11,489.28)
Total Fixed Assets	\$ 117,864.70
Total Assets	\$ 483,888.07

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of December 31, 2019	
Liabilities	December
Accounts Payable	
2000 - Accounts Payable	12,650.20
Total Accounts Payable	\$ 12,650.20
Deposits Held	
2505 - ARB - Deposits	20,300.00
Total Deposits Held	\$ 20,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	210,350.00
Total Prepaid Assessments	\$ 210,350.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
2800 - Notes Payable - Road Loan	-
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 243,550.20
Owners Equity	
3000 - Owners/Reserve Equity - Prior Years	83,403.30
3005 - Land Value Basis Adjustment	29,471.00
Total Owners Equity	\$ 112,874.30
Net Income/ (Loss)	\$ 127,463.57
Total Liabilities and Equity	\$ 483,888.07