

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, February 27, 2020, at The Gathering Place

Board Members Present; Fred Wallace, Todd Guenther, Art Carapola, Greg Harrold, Clay Bomgardner

Board Members Absent; Ron Koopman, Chris England

Homeowners Present; George Buckley

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

Approval of January 17, 2020 Meeting Minutes; Art Carapola motioned, Todd Second – January minutes approved 5-0.

Election of POA Board Officers for 2020

Art Carapola motioned that, except for the Treasurer's position where Bob Stout's term on the POA Board has expired, that the officers remain the same. The motion was approved 5 to 0.

Fred Wallace explained the functions of the Treasurer's role – the only Board position that needs to be filled for this year.

- Fred explained Beth Ann's role that she sends out the monthly financial results
- The Treasurer reviews the financials every month
- Two people have signing authority for the RDC Checking account – Fred as the POA Board President and the Treasurer.
- Twice per month, Beth Ann sends the check register to Fred or the Treasurer to sign the checks. The checks are signed by Fred or the Treasurer, returned to Beth Ann, and she handles sending them to the payee.
- Fred motioned that Clay Bomgardner be elected as Treasurer. Art seconded. The motion was approved 5-0.

The monthly financials for January were reported at the Annual meeting and were not repeated at this meeting

Security;

Gate Cameras – Art reviewed issues we have been having with the cameras at both gates in more depth than in the previous meeting. 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 footage from that time.

Art noted the lack of skills at Carolina Time to fix this problem, as well as issues related to their responsiveness. Art said he would be drafting a Service Level Agreement to be put in place during the next renewal cycle for the security systems.

Beautification Committee;

Committee resignations – Fred discussed the resignations of two members of the Beautification committee. He recognized the excellent work that both Jeannie Geraci and Carole Stout have done over the years and thanked them for their service. Fred noted that Beverly Sturm and Crystal Hodge had joined the committee.

Gathering Place / RDC Plantation Drive Island – Todd discussed issues we have had with the landscaped designer that was engaged to design an updated plan for the RDC Plantation Drive Island and the Gathering Place. He noted that the submitted plans are too expensive – the “clean slate” redesign of the Gathering Place landscape is priced at around \$30,000. Todd said the entire project is under reconsideration.

Fred noted that he realized that, when the roads were initially paved, a 6-inch sleeve was installed under the roadway to the Island, greatly simplifying installation of power and irrigation to the Island.

Various bids were received of up to \$15,000 to provide power and irrigation to the planter. The selected vendor completed the job for \$1,300. Scott Anderson was used for the installation of lighting on the Island. (Note: in an update for clarification, the high bid was \$10k not \$15k, and the final price was \$1,800.00 not \$1,300.00)

The decision on how to handle the gravel patches at each end of the island has not yet been made. The issue has to do with allowing access to the house adjacent to the Island. Brick Pavers are the current solution under consideration. We discussed using 5” to 6” of base-material under the pavers.

There was a discussion of the cost of irrigation water and whether it would be more cost-effective to drill a well. Fred noted we have six water meters around the community, and it’s not clear where the major consumer (and therefore cost) of water is located. Todd noted that the newly installed water meters allow us to monitor water usage online. Art said he would follow-up with Beth Ann regarding the bills to see if he could develop some sort of report on usage.

The discussion of water cost led to an additional review of the cost of Hargray service. RDC costs of Hargray service is approximately \$550 per month. This cost includes internet access and telephone service at both gates and the gathering place.

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;

Fred discussed the status of the Reynolds project at 42 Rose Dhu Creek Plantation Drive. He noted that the project is way behind schedule and unlikely to be completed before the 12-month completion time requirement. They haven't yet delivered a landscape plan for the project. He said that Mary would be sending a note to the owner warning he is nearing the 12-month end-date.

Social Committee;

Fred reported for Ron Koopman, who is recovering from surgery.

The Saint Patrick's Day Party is scheduled for March 15th, because the Gathering Place had been reserved for March 14th last October.

This year the Cinco de Mayo celebration is being replaced by a Kentucky Derby Party

Art noted that the schedule for 2020 community events have been posted to the website, and all community event days and First-Friday event days are blocked on the Gathering Place calendar.

Maintenance Committee;

No discussions this month

Old Business;

Trail Fence Repair – No Update

May River Road Fence Repair – No Update

Street Lights – No Update

Live Oak Work – No Update

Road Repair (Derby Court Potholes, broken asphalt at planter, cul-de-sac issues, alligatoring on RDC) – No Update

New Business;

POA Meeting Schedule – Fred reviewed the POA Board meeting schedule for 2020. The meeting schedule was accepted by all POA Board members present.

Bathroom Upgrades – Fred discussed the upgrades underway to the bathrooms at the Gathering Place. Fred noted that about \$45,000 was spent a few years back to upgrade the bathrooms, but they are still badly dated and the base structure and internals are about 19 years old.

Fred reached out to a few folks to help with the bathroom upgrades. He noted there was squirrel damage just below the roofline on both bathrooms that needed repair and distributed pictures of the damage to the board members.

The upgrade work will occur over the next month or so.

Landscape Company Changes – Fred discussed a little of the history of who we have used for landscaping

He discussed the Professional Landscaping Company, who's owners lived in the RDC community. He said their service was good; however, after the owners moved from the community, the quality of the work deteriorated quite severely. He said that during those weeks where it rained on the assigned maintenance day or days, the company would just skip those days instead of coming the next day.

Dalzell Landscaping replaced Professional Landscaping. While their pricing was not great, they had an excellent supervisor that managed the work nicely. He left the company, and the quality of the work went downhill.

Dalzell replaced Josh with a supervisor named Brian. We assigned Sam Weatherly as Dalzell's single point of contact. By September of 2019, there were many issues with Dalzell's work. These issues included the workers just sleeping in the trucks when they were here and not providing maintenance. Dalzell insisted their people were at Rose Dhu Creek Plantation. We provided pictures of their workers asleep in the truck.

As we reached the "Dormant Season," Dalzell had reduced their services to just cut/blow/go. They completely dropped maintenance of the trails

By December, Dalzell wouldn't even respond to communications.

The net result of their quality of work, RDC went out to bid for services to three companies (Dalzell, Lowcountry Landscaping, and Summit Landscaping). The apparent winner of the RFB is Lowcountry Landscaping

Lowcountry landscaping gave us a separate price for Growing Season Maintenance (March to October) and Dormant Season Maintenance (November to February)

Resident Questions

George Buckley – George wanted to discuss the growing problem of dog owners not cleaning their dogs waste when they walk through the community. He asked if we could get a message out to the residents.

- There was general agreement with George that this is an issue
- Fred said he would send out an email to the residents to discuss cleaning dog waste and speeding through the development

- There was a discussion about possibly adding a section about dog etiquette to the website.

Adjournment; Fred motioned to adjourn, and the motion was unanimously agreed at 6:52 pm.