

Rose Dhu Creek Property Owners Association
Board of Directors Meeting Minutes
Thursday, May 21st, 2020, at The Gathering Place

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

Board Members Absent; Chris England

Homeowners Present; Jeannie Gerace, Karen Guth, Andy Guth, Buffy Wilborn Snider, Beverly Sturm, Sam Weatherly, Elena Carapola, Roger Logston

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

Approval of February 27th, 2020 Meeting Minutes; Clay Bomgardner motioned, Ron Koopman Second – February minutes approved 6-0.

Financial Report

As of the end of April, there was \$110,808 in the Operating account at Coastal States Bank, \$32,915 in ARB and builder compliance deposits, and \$107,852 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. Regarding the 2020 dues billing, there are four owners that have not made a payment for the dues assessment. Finance charges (1.5%/mo.) have been applied to these accounts, and statements have been emailed (2) and mailed (2) to these owners. Also, there is one owner with a small balance from 2019 for the admin fee and accrued late fees.

We finished April with a positive variance of \$3,489 and YTD negative variance of \$24,704.

Clay Bomgardner made the following observations after delivering the report:

- Of the four property owners that have not paid their annual dues, one has also not paid the property taxes.
- The \$24,704 negative variance was primarily due to a capital gains tax payment to the IRS related to the sale of a POA owned property earlier this year.

Todd Guenther motioned to approve the Financial Report, which was approved by the POA Board 6-0

Security;

Todd Guenther reported on the status of the Security Systems

Telephone Entry System – Todd noted that the telephone entry system had failed during the past month. The problem was traced to an issue with the Hargray telephone line.

Sam Weatherly noted that the instructions for how to use the Resident Call Function at the Main gate is not clear at all. He suggested this is the reason the Telephone Entry System is not widely used. There was a discussion of how to address this, and the group settled on adding a small sign with the operational instructions next to the gate Kiosk.

Gate Failure – There was a failure of the gate system in the last month. The cause was a bad battery in the battery backup system. Todd has said he will be buying a few batteries to keep on hand to provide a quick fix if this reoccurs.

Gate Cameras – Fred discussed a series of thefts that have occurred in the community. He noted that there is significant traffic coming into and out of the community overnight, including Uber and Lyft drivers, healthcare workers, etc. In attempting to use the video surveillance system to identify who came into the development, we found that the system only has the capacity to store one week of video.

The group discussed two possible solutions to increase video retention time. The first method would be to expand the size of the disk drives in the Network Video Recorders for each gate and the gathering place. The second method would be to reduce the number of cameras that are used to store video. There was no resolution of which method to proceed with to increase the video retention time.

Beautification Committee;

Todd reported on the Beautification Committee activities.

The Beautification Committee hasn't been very active for the last few weeks due to the lockdown. The last big project was the center island upgrade, which was completed just before the virus hit. Beverly and Jeannie picked up the plants themselves, saving the community a significant amount of money.

Clay Bomgardner asked that invoices be delivered directly to him for a quick approval. Beverly said that she wants to be able to review and approve them before they are paid.

Karen Guth had talked to an Arborist about providing maintenance on the Live Oaks by the gathering place. The bids she has received vary between \$1,500 and \$5,800. They also looked at Live Oaks around the development, which will cost significantly more to include.

A pricing exercise is being performed to determine the cost of paving around the center island.

Gathering Place Landscaping – Beverly discussed the Gathering Place landscaping as the next big project. She noted that the submitted plans are too expensive – the “clean slate” redesign of the

Gathering Place landscape is priced at around \$30,000. The group is looking at various alternatives to what can be done to refresh the landscape at the Gathering Place.

ARB;

Fred announced that a new member of the Architectural Review Board was selected to replace Greg McMahon, who recently resigned.

Fred noted that two projects are significantly behind schedule and have been informed that they are in violation of the one-year limit on construction time. The house at 42 Rose Dhu Creek Plantation Drive is expected to pick up the pace of construction by June 15th.

There are two recent transactions in the community. There is one house on Derby Court that is expected to start construction by sometime in July. In addition, the Nickelston house went to contract and is scheduled to close on June 30th.

Fred noted that there are now five houses that are either now under construction or expected to start in the very near future. This will create a substantial increase in traffic within the community. Fred asked that any issues related to speeding or any other problems related to the construction crews be communicated to him promptly so he can address them. He noted that a gray truck with a trailer was speeding down Sweetgrass this last Monday morning and almost hit a woman walking along the street. He also mentioned a construction vehicle pulling a trailer was blinded by the sun pulling out of the development and nearly caused an accident.

Jeannie Gerace mentioned that she has seen an increase of very young children driving golf carts through the development and noted the risk that they wouldn't know what to do when passing construction vehicles.

Fred mentioned that one of the builders decided to build the house the way he wanted, as opposed to how it was approved by the ARB. The builder approached the architect and asked: "What if I just build it the way I want?" The ARB addressed this issue with the builder and got the project back on track.

Social Committee;

Ron Koopman reported for the Social Committee.

The Social Committee is looking to reschedule the Pool Party for the of June or early July.

The Kentucky Derby Party was canceled because of the lockdown, but then again, so was the Kentucky Derby. The Kentucky Derby is now rescheduled for late September, and the Social Committee is looking to reschedule the Kentucky Derby Party for that date.

Ron noted that the committee is looking to lock in a caterer for the Christmas Party as soon as possible.

There was a discussion of the next First Friday being held next week. The consensus was to keep the event and let residents decide whether or not to attend.

Maintenance Committee;

Greg Harrold has been working on the various options for repair or replacement of the fence on the West side of the property. He has received the following quotations from one vendor:

| Subject: Privacy Fence on West side of community | | | | | | 24-May |
|--|--|----------|--------------|------------|---------------|------------------------------|
| Option # | Description | Cost | Removal Cost | Total Cost | Vendor | Notes |
| 1 | Replace fence 'as is' (8' P.T. Wood) | \$31,983 | \$7,120 | \$39,103 | Quality Fence | |
| 2 | Replace fence with 8' steel chain link w/ privacy screen | \$24,672 | \$7,120 | \$31,792 | Quality Fence | |
| 3 | Replace fence with 6' steel chain link w/ privacy screen | \$17,660 | \$7,120 | \$24,780 | Quality Fence | |
| 4 | Replace/repair bad sections of fence | TBD | | | | Still working on this option |

Various options are under investigation, including replacing just those sections of fence that absolutely need replacement. Further work will be done before deciding on a solution.

Old Business;

Fred recognized the contributions of Todd Guenther, saying he is a machine. Fred noted that Todd is always fixing stuff that he sees needs repair around the community, such as reflectors, the batteries for the gates, etc.

Fred mentioned that he has been working on widening the trails for the last 2 weeks. He said two trees are down and need to be removed. The first tree has fallen from Hampton Hall. Fred is working with Hampton Hall management to get this tree removed. The second tree is behind Nickey Maxey's house. That tree was temporarily pushed off the trail until it can be removed. Fred also noted that there have been several Snakes seen on the trails and advised residents to be vigilant when walking.

May River Road Fence Repair – The fencing on May River Road (to the right of the exit when leaving) will be fixed starting on June 1st. There will be brush clearing, washing, and painting of that section of the fence.

Alligators – Two alligators were removed from Miller Pond. When that was being done, we found that there is a third alligator in the pond. This third alligator had not been approved for removal, however, it has not been a problem for residents up to this point.

Pool Access Code – Art was asked to change the entry Code to the pool and Gathering Place. He committed to doing that this week and communicating the change to the residents.

Children in the Pool – Todd noted that he has seen very young 14 to 15-year-old children at the pool unattended.

Pool Deck – Todd noted that the pool deck will not be painted this year and that it will need to be done in the near future.

Bathroom Upgrades – Fred discussed the upgrades to the bathrooms at the Gathering Place. The overall reaction is that the work came out great.

Other Old Business Items:

Trail Fence Repair – discussed in the maintenance section

Street Lights – No Update

Live Oak Work – Discussed in Beautification Committee section

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

New Business;

Financial Planning Committee – Clay Bomgardner announced the formation of a financial planning committee. The committee consists of the following members:

- Clay Bomgardner (POA Treasurer)
- Jim Kirkland (Former POA President)
- Bob Stout (Former POA Treasurer)
- Andy Guth
- Scott Matre
- Sam Weatherly

Starting in July, Clay will get groups that have large expenditures to send in project goals, expected costs, etc.

Resident Questions and Remarks

Roger Logston – Roger motioned that the POA reimburses Fred Wallace for the cost of stocking the ponds with fish. Fred buys fish each year from Arkansas Pond Stocker and has been paying for it from his funds. Roger motioned that this is added to the Community budget.

Beverly Sturm – Poultry Petition

Beverly has been working with other residents to petition the Board to allow poultry to be kept by residents. She currently has approximately 50 signatures of resident households asking to allow this. There was a significant discussion regarding precisely what is requested.

Fred noted that they would need 57 properties (50%) requesting the change to have it put to the Board for approval, assuming 100% of the Board members vote in favor of the petition. If there is not a unanimous approval by the Board, 75% of the households would need to request the change.

Fred said that in addition to the petition with the required votes, the petitioners would need to provide a detailed description of precisely what they are asking for, including rules around the number of poultry or other animals, enclosure proposals, etc.

If the motion is approved, the bylaws will be amended with an attachment defining the change.
After the amendment is approved and added, residents will need to submit plans for approval.

Adjournment; Fred motioned to adjourn, and the motion was unanimously agreed at 7:13 pm.

| Rose Dhu Creek Plantation POA Inc | |
|--|----------------------|
| Balance Sheet | |
| As of April 30, 2020 | |
| | |
| | |
| Assets | April |
| Operating Funds | |
| 1000 - CSB Operating #7161 | 110,808.75 |
| 1001 - CSB ARB #7179 | 32,915.02 |
| Total Operating Funds | \$ 143,723.77 |
| | |
| Reserve Funds | |
| 1326 - CSB MM Capital #7187 | 107,852.29 |
| Total Reserve Funds | \$ 107,852.29 |
| | |
| Accounts Receivable | |
| 1500 - Accounts Receivable | 32,569.26 |
| Total Accounts Receivable | \$ 32,569.26 |
| | |
| Intercompany Funds | |
| 1551 - CAP Due from OP | 6,000.00 |
| | \$ 6,000.00 |
| Other Current Assets | |
| 1600 - Prepaid Expenses | 7,370.19 |
| Total Fixed Assets | \$ 7,370.19 |
| | |
| 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 | (14,521.84) |
| Total Fixed Assets | \$ 114,832.14 |
| | |
| Total Assets | \$ 412,347.65 |

| Rose Dhu Creek Plantation POA Inc | |
|--|-----------------------|
| Balance Sheet | |
| As of April 30, 2020 | |
| | |
| | |
| Liabilities | April |
| Accounts Payable | |
| 2000 - Accounts Payable | 4,937.79 |
| Total Accounts Payable | \$ 4,937.79 |
| | |
| Accrued Liabilities | |
| 2005 - Accrued CAP Contribution | 6,000.00 |
| Total Accounts Payable | \$ 6,000.00 |
| | |
| Intercompany | |
| 2151 - OP Due to CAP | 6,000.00 |
| | \$ 6,000.00 |
| Deposits Held | |
| 2505 - ARB - Deposits | 28,300.00 |
| Total Deposits Held | \$ 28,300.00 |
| | |
| Prepaid/Deferred Assessments | |
| 2550 - Deferred Assessments | 140,234.00 |
| Total Prepaid Assessments | \$ 140,234.00 |
| | |
| Long Term Liabilities | |
| 2520 - RDC Amenity Deposits | 250.00 |
| 2800 - Notes Payable - Road Loan | - |
| Total Notes Payable -Long Term | \$ 250.00 |
| | |
| Total Liabilities | \$ 185,721.79 |
| | |
| Owners Equity | |
| 3000 - Owners/Reserve Equity - Prior Years | 210,866.87 |
| 3005 - Land Value Basis Adjustment | 29,471.00 |
| Total Owners Equity | \$ 240,337.87 |
| | |
| Net Income/ (Loss) | \$ (13,712.01) |
| | |
| Total Liabilities and Equity | \$ 412,347.65 |