

**Rose Dhu Creek Property Owners Association**  
**Board of Directors Meeting Minutes**  
**Thursday, August 20th, 2020, at The Gathering Place**

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

**Board Members Absent;** none

**Homeowners Present;** Beverly Strum, Sam Weatherly

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

**Approval of July 23rd, 2020 Meeting Minutes;** Fred motioned, June minutes approved 7-0.

**Financial Report**

As of the end of July, there was \$65,127 in the Operating account at Coastal States Bank, \$40,915 in ARB and builder compliance deposits, and \$119,403 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 is 1 owner that has not made a payment towards the 2020 dues assessment and 3 that have not paid the 2<sup>nd</sup> installment. Finance charges (1.5%/mo) have been applied to these accounts. Statements were emailed to all members with balances as of 7/31/2020.

At the end of June, there was a transfer from the Coastal States Operating account to the CAP account in the amount of \$9,000 to fund the YTD 6mos accrual at the rate of \$1,500 per month. This accounts for most of the increase in the Capital account in July, the balance was additional transfer fees from property transfers.

We finished July with a positive variance of \$12,562 and YTD negative variance of \$41,181.

Clay noted that there was a \$9,000 transfer from Operating Expenses to Capital Expenses in July. In addition, there was a July positive operating expense variance, resulting in an overall negative variance of \$41,000 for the year.

Todd motioned to accept the July Financial Report – the report was approved 7-0.

Clay discussed the upcoming Financial Committee meeting scheduled for Wednesday, August 26<sup>th</sup> at 2PM.

## **Security;**

Fred stated the Security discussion with a review of the recent break-in at the Old Miller Road gate (Rear Gate)

- He noted that the three p[er]sons that broke into the back gate first tried to break into the front gate
- He said the thieves were teenagers and didn't bring any tools or cause any damage
- One of the current thieves looked like a girl that was part of an attempted breakin a few months back. During that encounter, Fred chased one of the two cars that attempted to break in and he had pictures of the car.
- Two dirt bikes were stolen but neither of which worked
- The person that pulled the gate backward to get the bikes out broke the activator on the gate.

Todd Guenther and Art Carapola reported on the status of the Security Systems

Todd reported on the status of the Rear Gate. He noted that the Rear Gate has been repaired and is fully functional

- There were some replacement parts installed, including new controller boards
- Todd asked Carolina Time to provide a quotation to replace the current 600 pound retention to a 1,200 pound retention magnet. He also priced the part individually, finding it would cost RDC somewhere between \$300 and \$400 to buy the part, which we can then install ourselves.

Art discussed the current status of the Front Gate (May River Road) video surveillance and access control systems.

- RDC purchased a refurbished Network Video Recorder (NVR) to replace the one damaged in a storm about a month back. We also purchased a 2-year warranty from Square Trade. The total for the two items was around \$330.
- The replacement NVR was plugged into the environment (cameras and internet connection) and came right up and functioned normally. Problem solved.
- Art said he will upgrade the Gathering Place NVR hard drive with a 4 TB unit he has at home to test the process. Once the process is validated we can purchase 8 TB hard drives for the front and rear gates, increasing the video retention time from 1 week to 4 weeks. Fred told Art to go forward with that plan.
- Art noted that the NVR is working fine and can be accessed remotely, taking any Internet related issues out of the equation for further problems. Art noted that the Access Control System (Door King) is still not available remotely, so there may be issues with the hardware for that environment.

- Art will give one last try to fix the Access Control system himself and then turn it over to Carolina Time if he fails.

### **Beautification Committee;**

Todd reported on the Beautification Committee activities.

Todd said that all Beautification Committee activities are on hold until the weather cools down.

He also said that the committee would like to add additional brickwork by the Front Gate.

### **ARB;**

Fred noted that three additional house plans are coming up for review by the ARB. After that, there will be a breather for a while

He also noted that there are currently 23 lots still left to build on in the community.

Finally, Fred mentioned that there was another record price per acre achieved in the most recent land sale. The newest record price is 9% higher than the last record price.

Mary Kerdasha has drafted a letter to the Jamisons about the status of their house.

- The house is not compliant with RDC covenants and restrictions nor built according to the plans approved by the ARB
- There are at least 10 items that need to be addressed before the house can come into compliance. The actual number may be higher, since the Jamisons are not allowing an ARB inspection inside the house
- Mary's letter will give the owners some defined number of days to correct the issues or face ARB fines.
- The Jamison's builder has gone out of business. He left behind a dumpster and Porta potty, which the RDC ARB needed to have removed. The cost of that removal will be charged against the Jamison builder deposit.

### **Social Committee;**

Ron Koopman reported for the Social Committee.

There was a meeting yesterday (Wednesday, August 19<sup>th</sup>) to discuss the Christmas Party.

- The decision was not to make any commitments to caterers and sign contracts.
- Next meeting for the Christmas Party will be October 1<sup>st</sup>
- Ron will pass any decisions past the POA Board for approval
- Several "backup plans" have been developed to mitigate any risks if we can't get a caterer or if the lockdowns prevent us from having a party

## **Maintenance Committee;**

No Discussions

## **Old Business;**

An Auto-Fill mechanism was installed in the Gatehring Place swimming pool

## **Poultry Petition.**

Beverly discussed the current status of the Poultry Petition. Currently, Buffy is doing a cleanup of the Guidance and Operating Principles under which all Poultry owners will need to operate. After those items are submitted and approved, the proposal will move into getting agreement from the residents.

## **Water Bills**

Todd reviewed the Water Bills for RDC. Last month the bills were about \$2,000 for the entire community. Prior to that the bills were about \$1,000 less. Year To Date the water bills have amounted to \$3,800.

## **Other Old Business Items:**

**May River Road Fence Repair** – No discussion.

**Alligators** – No discussion

**Street Lights** – No Update

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

## **New Business;**

No New Business

**Adjournment;** Art motioned to adjourn with Clay second, and the motion was unanimously agreed at 6:45 pm.

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of July 31, 2020</b>	
<b>Assets</b>	<b>July</b>
<b>Operating Funds</b>	
1000 - CSB Operating #7161	65,127.84
1001 - CSB ARB #7179	40,915.02
<b>Total Operating Funds</b>	<b>\$ 106,042.86</b>
<b>Reserve Funds</b>	
1326 - CSB MM Capital #7187	119,403.07
<b>Total Reserve Funds</b>	<b>\$ 119,403.07</b>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	6,017.22
<b>Total Accounts Receivable</b>	<b>\$ 6,017.22</b>
<b>Intercompany Funds</b>	
1551 - CAP Due from OP	1,500.00
	<b>\$ 1,500.00</b>
<b>Other Current Assets</b>	
1600 - Prepaid Expenses	5,937.19
<b>Total Fixed Assets</b>	<b>\$ 5,937.19</b>
<b>Fixed Assets</b>	
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	(16,796.26)
<b>Total Fixed Assets</b>	<b>\$ 112,557.72</b>
<b>Total Assets</b>	<b>\$ 351,458.06</b>

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of July 31, 2020</b>	
<b>Liabilities</b>	<b>July</b>
<b>Accounts Payable</b>	
2000 - Accounts Payable	5,399.13
<b>Total Accounts Payable</b>	<b>\$ 5,399.13</b>
<b>Accrued Liabilities</b>	
2005 - Accrued CAP Contribution	1,500.00
<b>Total Accounts Payable</b>	<b>\$ 1,500.00</b>
<b>Intercompany</b>	
2151 - OP Due to CAP	1,500.00
	<b>\$ 1,500.00</b>
<b>Deposits Held</b>	
2505 - ARB - Deposits	36,300.00
<b>Total Deposits Held</b>	<b>\$ 36,300.00</b>
<b>Prepaid/Deferred Assessments</b>	
2550 - Deferred Assessments	87,647.00
<b>Total Prepaid Assessments</b>	<b>\$ 87,647.00</b>
<b>Long Term Liabilities</b>	
2520 - RDC Amenity Deposits	250.00
2800 - Notes Payable - Road Loan	-
<b>Total Notes Payable -Long Term</b>	<b>\$ 250.00</b>
<b>Total Liabilities</b>	<b>\$ 132,596.13</b>
<b>Owners Equity</b>	
3000 - Owners/Reserve Equity - Prior Years	210,866.87
3005 - Land Value Basis Adjustment	29,471.00
<b>Total Owners Equity</b>	<b>\$ 240,337.87</b>
<b>Net Income/ (Loss)</b>	<b>\$ (21,475.94)</b>
<b>Total Liabilities and Equity</b>	<b>\$ 351,458.06</b>