

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Tuesday, September 15th, 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; Karen Guth, Andy Guth, Sam Weatherly, Sharon Bomgardner

Meeting called to order at 6:01 pm by Fred Wallace.

Approval of August 20th, 2020 Meeting Minutes; Clay motioned, August minutes approved 6-0.

Financial Report

As of the end of August, there was \$55,531 in the Operating account at Coastal States Bank, \$40,915 in ARB and builder compliance deposits, and \$124,421 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 two members that have not paid the 2nd installment. Finance charges (1.5%/mo) have been applied to these accounts. Statements were emailed to all members with balances as of 8/31/2020.

In August, there were four property transfers resulting in transfer fees to the POA for \$5,000. We are continuing to accrue a CAP contribution from Operating to Capital account at the rate of \$1,500 per month. In July, the accrual balance on June 30 was funded from Operating account to the Capital account for \$9,000. At the end of August, the 2-month accrual balance payable to Capital is \$3,000.

We finished August with a positive variance of \$3,027 and a YTD negative variance of \$38,154.

Todd motioned to accept the August Financial Report – the report was approved 6-0.

Clay discussed the Proposed 2021 RDC Budget that was created by the Financial Committee. The Board asked that Clay send out an electronic copy of the budget since the word “Draft” that was applied across each page made it difficult to read the document.

Security;

Fred started the Security discussion with some of his concerns about the gate control issues. Fred also gave an update about the recent break-ins that occurred at the Old Miller Pond gate. He told the group that the Sherriff department was also investigating a break-in in Hilton Head Island. The characteristics of that break-in were the same as ours, where the thieves went around pulling on car door handles to see if any cars were open.

The one exception was that they used a golf club to break the window of one car that had a gun visible on the seat. That gun later showed up in the waistband of a person in Charleston. The gun was spotted by a Sheriff's deputy who arrested the person for possession of a stolen firearm. Fred noted that this appears to indicate the break-ins are more than a local issue.

Todd discussed the gate issues in more depth. He told the group that the gate opening and closing were traced yet again to a low-voltage battery. Todd and Art will work on addressing this issue in the near future.

Todd also noted that the hinge for one of the gates has a bad break in the welding. He is getting a piece of metal to fix this problem and looking into welders that can do onsite work.

Art discussed that he was able to fix the video surveillance for the front gate, but not the access control system. This had been turned over to Carolina Time to address, but they have not solved the issue so far. Art noted that the front gate's access database is badly out of date and recommended that Carolina Time manually update the database until a proper solution is found.

Beautification Committee;

Todd reported on the Beautification Committee activities.

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

ARB;

Fred noted that there is currently one house and two lots on the market for sale. One of the two lots (on Nandina) is expected to go under contract that day.

Two houses have closed at Rose Dhu in the last month for a sale price of over one million dollars.

One lot closed in the last month for a record price at dollars per acre.

Social Committee;

Ron Koopman reported for the Social Committee.

The next Social Committee meeting is scheduled for October 14th

Ron noted concern in the committee that, if we were to have a Christmas Party, people would show up.

Maintenance Committee;

No Discussions

Old Business;

Matthew Iulo

Matthew Iulo is back living with his father. Fred has a meeting scheduled with the judge to clarify our rights as a community. It appears that Matthew still has an issue with Jim Kirkland. He has been seen tailgating people around the development. He was tailgating a woman in a Lexus SUV. He can be identified as driving a 70s Chevy Caprice with a bad muffler.

Oak Trees

Karen Guth has received four quotes to have the large Oak Trees trimmed. The work includes removing the moss and deep fertilizing of the trees. The best quote was for \$5,000. She asked if she should move forward. Fred said he would get back to her.

Alligators

Fred gave an update to the Alligator situation at Miller Pond. When the two big alligators were removed from the pond earlier this year, it was discovered that there was a third alligator in the pond. We now know that this third alligator was a female. She had 14 babies recently, so Miller Pond now has 15 alligators in it. Fred will be getting tags to have these alligators removed and relocated.

The Board discussed the need to communicate that there are so many alligators in that pond and that the mother will be very protective of the babies.

Other Old Business Items:

Poultry Petition - No new discussions

Water Bills – No new discussion

May River Road Fence Repair – 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;

Barn Project

Fred briefly discussed the potential opportunity to buy the property at 11 RDC Plantation Drive as a community center.

The plan will be discussed in a special Board meeting during the first week of October.

Andy Guth weighed in with his opposition to the proposal. There was an extended discussion of Andy's objections as well as the benefits. Sharon Bomgardner also commented about the proposal. She had several questions related to the barn proposal. In addition, she noted that there is a concern that people attending the events at the Barn could potentially wander through the community.

Adjournment; Fred motioned to adjourn, and the motion was unanimously agreed at 7:00 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of August 31, 2020	
Assets	August
Operating Funds	
1000 - CSB Operating #7161	55,531.53
1001 - CSB ARB #7179	40,915.02
Total Operating Funds	\$ 96,446.55
Reserve Funds	
1326 - CSB MM Capital #7187	124,421.66
Total Reserve Funds	\$ 124,421.66
Accounts Receivable	
1500 - Accounts Receivable	5,674.21
Total Accounts Receivable	\$ 5,674.21
Intercompany Funds	
1551 - CAP Due from OP	3,000.00
	\$ 3,000.00
Other Current Assets	
1600 - Prepaid Expenses	5,267.19
Total Fixed Assets	\$ 5,267.19
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	(17,554.40)
Total Fixed Assets	\$ 111,799.58
Total Assets	\$ 346,609.19

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of August 31, 2020	
Liabilities	August
Accounts Payable	
2000 - Accounts Payable	9,148.99
Total Accounts Payable	\$ 9,148.99
Accrued Liabilities	
2005 - Accrued CAP Contribution	3,000.00
Total Accounts Payable	\$ 3,000.00
Intercompany	
2151 - OP Due to CAP	3,000.00
	\$ 3,000.00
Deposits Held	
2505 - ARB - Deposits	36,300.00
Total Deposits Held	\$ 36,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	70,118.00
Total Prepaid Assessments	\$ 70,118.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
2800 - Notes Payable - Road Loan	-
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 121,816.99
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)	\$ (15,545.67)
Total Liabilities and Equity	\$ 346,609.19