

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, November 24th, 2020, at The Gathering Place

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

Board Members Absent; Chris England

Homeowners Present; Karen Guth, Andy Guth, Sharon Bombgardner

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

Approval of October 15th, 2020 Meeting Minutes; Todd motioned, October minutes approved 6-0.

Financial Report

As of the end of October, there was \$42,165 in the Operating account at Coastal States Bank, \$36,915 in ARB and builder compliance deposits, and \$125,708 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 of \$17,529. Regarding the 2020 dues billing, there is one member that has not paid the 2nd installment. Finance charges (1.5%/mo) have been applied to the account. Statements were emailed to all members with balances as of 10/31/2020.

In October, no property transfers were completed, resulting in a transfer fee to the POA for \$1,250; however, as of this writing (11/15), one property has transferred in which a fee was collected, and there are two pending transactions with a November close and one pending transaction with December close. We are continuing to accrue a CAP contribution from the Operating to Capital account at the rate of \$1,500 per month. In July, the accrual balance at June 30 was funded from the Operating account to the Capital account for \$9,000. At the end of October, the 4-month accrual balance payable to Capital is \$6,000.

We finished October with a positive variance of \$6,901 and a YTD negative variance of \$27,601.

Art motioned to accept the October Financial Report and Todd second – the report was approved 6-0.

Clay asked that any potential large expenses be recognized now. He specifically noted such expenses as the Cleaning Services, Pinestraw, Well repairs, and any Christmas decorations and gifts.

There was no discussion of the proposed budget for 2021. That budget will be discussed at the next POA Board meeting.

Security;

Fred started the Security discussion by noting that he has had discussions with police and town attorneys regarding the Matthew Iulo issues. Fred discussed the issue of Matthew and his friends gaining entry to the site by using various resident Keycodes, which they are guessing, based upon codes starting with the number 7.

Fred also noted that Matthew had been served with a formal eviction notice from his family residence. He can no longer come into the community without prior permission.

Fred noted that Art had fixed the codes they used successfully by replacing them for the residents. He asked that the starting number for keycodes be changed from a starting number of "7".

Fred also discussed the results of his discussion with RJ from Carolina Time. He said we are waiting on two items:

Voltage issues at the gates – this refers to the battery issue. It appears that the batteries are draining very quickly, the recharge circuitry is not working, and even the trickle charger that Todd and Art installed has not solved the issue.

Top 10 list – Fred asked RJ to provide a list of the top 10 issues that we can address ourselves. This would help us dramatically improve our "Time to Repair" when something goes wrong and also reduce our costs.

Art asked if the issue with the back gate needing some parts welded had been addressed. Todd replied that it has not.

There was a discussion of the "No Trespassing" signs that we will be installing at each entrance to the community. Fred noted that the sign store is closed for the next two weeks. He will have those signs made after they reopen.

Art noted that website issues had been resolved.

Beautification Committee;

Todd reported on the Beautification Committee activities.

- Todd discussed updates to the Gathering Place landscaping

- The drawings of the proposed Gathering Place landscape plan were presented
- The cost of the plants for the upgrade will be under \$3,000. Labor to install the plants will be an additional cost above that number.
- Garland and lighted deer will be installed as Christmas Decorations, in addition to the new Christmas Tree that will be set up inside the Gathering place.
- Todd needs to fix an electrical utility box that he tapped into.

ARB;

Fred reported on the ARB activities.

The lot next to the Gathering Place came on the market and has an offer.

Four building plans have been submitted to the ARB

Mario has listed his property for sale

We are currently seeing lots in RDC selling for approximately \$100K per acre. Two of the lots that have been listed for sale are listed at \$200K per acre.

Builders are currently charging \$250 to \$275 per square foot to build a new house.

Social Committee;

Ron Koopman reported for the Social Committee.

Ron noted that the committee met on November 4th. Some of the items discussed were:

- The Halloween Caravan went great for the kids. There were over 60 kids in the caravan this year
- There will be no Christmas Party this year. As an alternative, a gift basket will be given to each property owner. The baskets will cost approximately \$50 each. We will need approximately 100 baskets, amounting to a total cost of approximately \$5,000, which is the budget for the Christmas Party. Marla should have the final list of people receiving baskets tomorrow. (November 25th)
- The committee discussed an alternative of having a community party once the COVID-19 restrictions are lifted.
- Ron noted that we had purchased a number of new Christmas decorations this year, including a new seven-foot Christmas Tree, six swags, and a 9-foot swag.

Maintenance Committee;

No Discussions

Nominating Committee;

No Discussions.

Old Business;

Matthew Iulo

Matthew was evicted from his house one week ago. He returned the other day, with permission from his father, to collect his belongings. During that visit, Matthew had an altercation with Fred. The police were called and wouldn't take a report because it was Matthew's word against Fred's. Matthew's father and sister are scared of him.

Matthew sold his Caprice Classic, so he would be in a different car if he returned to the community.

Fred met with the Bluffton Police to sign a "Community Policing Agreement". Police will soon come in and patrol the community. They will also enforce the 20 MPH speed limit.

The Bluffton Judge/Town Attorney gave Fred a list of things to do to improve our ability to enforce our no-trespassing goals. The most important was to add the "No Trespassing" Signage to the entry points into Rose Dhu Creek Plantation. The signage must quote SC law and must restrict entry to RDC residents and guests and quote the laws regarding no trespassing or soliciting.

Finally, Fred asked that if anybody sees Matthew in the community that they immediately call Fred. Within two weeks, Matthew will be served with a "Notice of Trespassing" barring him from entering Rose Dhu Creek Plantation.

Art asked why Matthew's father calls Fred instead of the police when there is an issue with Matthew. Fred said it is because he is so much closer.

Barn Proposal;

The owner of the property (#11 RDC Plantation Drive) had a grand-slam financially and is no longer under pressure to sell the property. He still wants to sell but has no definitive timeframe. As a result, we're pushing out any due-diligence or decisions on this property.

Other Old Business Items:

Alligators - No new discussions

Oak Trees - No new discussions

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;

Miller Pond Access/Lot Sale – There is an active discussion to sell the property that is most often used as a passage to Miller Pond. Fred noted that there is an easement on that lot to get to the pond. He will be engaging a survey team to mark out the easement locations before any transfer takes place.

Size of the POA Board – Fred noted that the POA Board was five members from 2005 to 2018, and in 2018 it was expanded to 7 people. Fred noted the issues filling the roles and questioned whether a 7-person POA board is needed. He noted that Hampton Lake, which has 1180 homes, has a seven-person POA board.

The motion to reduce the size of the board to five people was brought to a vote. The reduction in the size of the POA Board to five people was approved unanimously six to zero in favor of the reduction.

Capital Account – Fred noted that at one point, we had only \$18K in the Capital Account. In 2018, the goal was set to have \$100K in our Capital Account. We will have \$130K in our Capital Account by the end of 2020. Fred said that we now have plenty of money in the Capital Account, and there is no need to continue transfers to that account in 2021.

Clay noted that we need to define what we need to do with that Capital Account funds.

There was no vote on ending additional funding into the Capital Account.

Adjournment; Fred motioned to adjourn, and the motion was unanimously agreed at 7:15 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of October 31, 2020	
Assets	October
Operating Funds	
1000 - CSB Operating #7161	42,165.30
1001 - CSB ARB #7179	36,915.02
Total Operating Funds	\$ 79,080.32
Reserve Funds	
1326 - CSB MM Capital #7187	125,708.78
Total Reserve Funds	\$ 125,708.78
Accounts Receivable	
1500 - Accounts Receivable	1,085.54
Total Accounts Receivable	\$ 1,085.54
Intercompany Funds	
1551 - CAP Due from OP	6,000.00
	\$ 6,000.00
Other Current Assets	
1600 - Prepaid Expenses	3,350.19
Total Fixed Assets	\$ 3,350.19
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	(19,070.68)
Total Fixed Assets	\$ 110,283.30
Total Assets	\$ 325,508.13

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of October 31, 2020	
Liabilities	October
Accounts Payable	
2000 - Accounts Payable	4,744.01
Total Accounts Payable	\$ 4,744.01
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	32,300.00
Total Deposits Held	\$ 32,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	35,060.00
Total Prepaid Assessments	\$ 35,060.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
2800 - Notes Payable - Road Loan	-
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 84,354.01
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)	\$ 816.25
Total Liabilities and Equity	\$ 325,508.13