

Rose Dhu Creek Property Owners Association

Annual Meeting Minutes

Saturday, February 20, 2021, at The Gathering Place

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

Meeting called to order at 10:00 am by Fred Wallace.

Proof of Notice was posted to Nextdoor and Facebook on January 10th and mailed to residents on February 4th.

Approval of the 2020 Annual Meeting Minutes; Greg Harrold motioned – 2020 Meeting Minutes approved 5-0.

Opening Comments – Fred Wallace made the opening remarks

- Fred reviewed the accomplishments from the preceding year:
 - He discussed the bathroom overhaul, which updated the bathrooms to current levels.
 - Fred reviewed the other improvements to the Gathering Place
 - The update to the Island in the center of Rose Dhu Creek Plantation Drive was discussed
 - Fred also discussed that there is a master plan for the improvements to the Gathering Place area.
- Fred discussed the initiatives for 2021:
 - The trails will be cleared and graded to a consistent 10 x 10
 - There will be improvements to Miller Pond:
 - The community easement has been surveyed and flags installed to mark it out. A fence will be installed to provide a well-defined access path for residents
 - The pond will be restocked with fish later this spring
 - There will be a general cleanup along May River Road
 - The 2021 updates to the Gathering Place will start in March to have them completed by pool opening in May
 - There will be a Hydroseeding initiative that will reseed common areas along the roads in the community
- Fred noted that the size of the POA Board was reduced to 5 people. He gave a big thanks and shoutout to Todd Guenther, who has served on the board for many years and whose term expired at the end of 2020. He also gave a big thanks to Chris England, who served on the board in 2020. Chris' position at Hampton Lakes provided significant insight to the POA Board into how other communities manage certain situations.

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- Fred noted that the Real Estate market is hot. One lot that was recently placed on the market had four offers in the first four hours. As of today, there is one lot and one house on the market.
- One of the residents asked about the number of houses planned to be built this year. As of today (2/20/2021), there is one lot and one house on the market. Greg Van Zandt asked how many lots are left to be built on in the community. Fred answered that there are 15 lots left.

Clay Bomgardner– POA Board Treasurer’s Report

Clay started his presentation by discussing the various projects that were completed during 2020. He noted the cost of the bathroom and center island projects. He noted the impact of the center island irrigation and how this will be mitigated in 2021 with the addition of a well.

Clay emphasized how all of these improvements are being made within the context of the low \$1,850 annual POA Assessment. He said that payments of the assessments are being received well this year. There is one POA assessment still outstanding from last year (2020)

He next delivered the most current financial report:

As of the end of January, there was \$170,390 in the Operating account at Coastal States Bank, \$36,915 in ARB and builder compliance deposits, and \$143,517 in the Capital account.

The 2021 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 2021 at the monthly rate for \$17,529. As for the outstanding 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 or mailed to all members with outstanding balances that had not elected the two-payment option as of 01/31/2021.

Annual Assessment Status YTD:

107 Accounts Billed - \$210,350; \$978.71 + \$74.99 outstanding from 2020

93 Payments Recorded - \$165,175 (Full + Partial)

14 Outstanding (thru EOM January)

We finished January and YTD with a positive variance of \$8,924.

Road Use / Real Estate Transfer Fees

A question was asked where Road Use / Real Estate Transfer Fees are deposited / how they are accounted for. There was a discussion regarding transfers to the Capital account and how the Road Use and Transfer fees are treated. Fred and Clay explained that in 2020 there was \$18,000 transferred from the operational to capital account. Moving forward, RDC would deposit the amounts for any Road use

fees and real estate transfer fees directly into the capital account. Our current expectation is that approximately the same amount of money would be transferred over. The 2021 budget does not have any monthly transfers into the capital account from the operational account.

Capital Projects vs. Capital Account

The prior discussion about Road Use and Transfer Fees led to capital projects discussion. Questions asked and discussion followed on the cost to maintain/redo RDC road surfaces. Follow-up was how often and should we be adding money to the accounts at a greater amount to account for this future expense. The explanation reviewed the amount in the current capital account and how it was used for projects. It was noted there is a difference in what we call our savings (capital) account vs. what is determined to be a [IRS] capital project.

Art motioned to accept the Treasurer's Report. The Treasurer's report was accepted 5-0

Karen Guth asked a question concerning the use of the Road Access Fee that each resident that is building a house pays to the POA. Is that money used for road repair? What is being done to repair the roads in Rose Dhu Creek?

- Fred answered that we're monitoring the roads for repairs. And addressing issues as they arise. He also stated that a \$1,250 transfer fee is also being transferred into the Capital Account.
- Karen asked if the transfer fee was originally put into the Operations Account.
- Greg VanZandt added that we do road repair in phases. He recommended that we should set aside \$20K per year for road resurfacing. Clay added that the \$20K per year set-aside are for specific projects, not yet for roads. He said that we have \$20K per year of projects and currently have \$18K per year in transfer fees and road use fees.
- There was a discussion of capital versus operational allotment of work being done.

Greg VanZandt discussed that gravel driveways are not being properly kept up, causing damage to the roads. The question is, "what can we do?"

- Greg VanZandt said the maintenance committee would look into this issue with gravel driveways. There are 5 or 6 homes in Phase 1 and Phase 2 that are causing degradation of the road pavement, specifically Gravel Driveways / Road Erosion – there is the question if the board was planning any activity that would mitigate the erosion. Discussion followed regarding the maintenance committee evaluating options and recommendations to provide to the board.

Karen Guth asked what the long-range plan is for the roads, and Andy Guth asked if there is a written long-term strategic plan for the community.

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Fred discussed the Strategic Plans with Andy Guth:

- Maintenance Master Plan –
 - discussion followed regarding if RDC had a Master Plan and how to get a copy for review. The plan generally accepted after discussion that posting on the RDC website would be appropriate.
 - Hurricane impact remediation
 - Road maintenance
 - Mechanical Systems

Karen Guth discussed the Tree maintenance program – questions asked and discussion followed regarding plans, maintenance of [oak] trees on common property vs. private property; also discussed that a land stewardship plan was investigated (\$20K initial investment requirement).

Fred discussed that it is very inexpensive to live here at Rose Dhu Creek Plantation, based on the annual POA assessment.

Fred discussed the amenities:

- Millers Pond
- The Creek
- The trails

He asked the question, “what do we do to make this better?” He answered that, with the low annual assessment, it is hard to do much.

Todd Guenther –Beautification Committee Report

Todd discussed the current activities of the Beautification.

- Todd discussed the Center Island update project. He said that 60 yards of topsoil were used in that project. He also discussed the fact the project included both irrigation and lighting
- An update to the front gate planting was started in October.
- The Christmas lights that were deployed in December were a major upgrade and received compliments from both residents of Rose Dhu Creek and outsiders.

Beautification Committee 2021 Plans

Gathering Place

- Brick Planters will be installed outside the Gathering Place fence along the length of the building. There will be three tiers of bricks
- Inside the Gathering Place fence, there will be new plantings. The boxwoods will be removed
- A second phase of the Gathering Place work will remove boxwoods and flax. In addition, the large viburnum will be removed to make way for a new storage shed.
- The total cost for new plants for the pool area will be \$2,900.

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Front Gate

- During the second half of the year, there will be a front gate redesign.
- There will be a quantity of new plants brought in to bring in some color to the gate plantings. They will be surrounded by bricks or pavers.
- The front gate work will happen in late spring or early fall.

Art Carapola – Safety and Security Systems

Art gave a general discussion of the security systems at Rose Dhu Creek Plantation

- 2020 was used to address some ongoing issues in the security and surveillance systems. Those issues have been addressed, and the systems have been stabilized.
 - The only remaining issue is to fix the battery backup systems.
- We are taking more responsibility for the maintenance and repair of the security systems to reduce costs and increase availability.
- The current activities are mostly focused on providing fobs to new residents or replacements for current residents.
- Art discussed the break-ins in the rear of the community. He noted that the security surveillance environment allowed us to provide the police with video clips of the people that broke into our community.

Ron Koopman – Social Committee

Ron noted that the 2020 budget for the Social Committee was increased. Unfortunately, the Covid-19 pandemic and associated lockdowns required most events to be canceled.

- The Halloween Caravan was held, and over 60 children participated.
- The Christmas Party needed to be canceled; however, gift baskets were sent to residents instead of the party. It was a nice surprise, and the residents gave great feedback.

2021 Social Committee Plans

The agenda for social committee events is still in flux and will be driven by pandemic lockdowns and virus considerations. The 2021 budget is the same as the 2020 budget.

- The St. Patrick's Day party is canceled
- The Kentucky Derby Party is unlikely. There is a possibility it can be moved to some fall event.
- The Easter Egg Hunt is currently planned to take place
- There is a hope that we can have a pool party in June
- Looking for a barbecue over Labor Day weekend
- There is also hope that there can be another Chili cookoff in the second half of 2021.
- Hopefully, we will have the Christmas Party this year.

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Ron commented that the girls on the committee do a great job. The events require a lot of work effort, both planning and decorating for the events and cleaning up the mess afterward. He said the team is very dedicated and should be thanked.

Todd asked about the restart of the First Friday events. The group agreed that we would try to restart them in May

QUESTIONS:

Fred Opened the discussion to question from the residents in the room:

Question 1 – From Karen Guth – What happened to the proposal to allow chickens at people’s homes?

Answer 1 – Fred noted that the Chicken proposal had lost some traction. A few of the people that wanted Chickens are no longer interested in getting them.

- The reversal of the bylaws that prohibited chickens have been completed
- The proposal now awaits the Exhibit that would be attached to the CCRs that will define the “rules” governing the addition of chickens to a property
- The referendum can be voted on by email.
- Fred said he will touch base with Beverly Strum to see if the committee driving this still wants to proceed.
- Fred believes that the proposal will pass, based on the signatures received so far.
- Karen Guth said she still wants chickens
- Buffy took over the lead on this proposal
- Fred said he would email the exhibit document with the ‘rules’ to Jack Hardy.

Question 2 – From Todd Gunther – Todd had a conversation with Paul Iulo about shredding documents. Would there be any interest in having a community event for people to bring documents to be shredded?

Answer 2 – Fred Wallace answered that we absolutely would have interest in such a program. Fred also added that we might want to schedule an event where residents can bring yard waste to be chipped.

Question 3 – Libby Hardy discussed a new problem with people driving up on people’s lawns, tearing up the grass.

Answer 3 – Fred answered that this is a problem. He noted two instances of this problem (1) A construction subcontractor that drove on and tore up a lawn on Sweet Grass and (2) An Amazon Driver that drove on a resident’s lawn.

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Discussion ensued as to cause and activities leading to this. The discussion moved to the Mailboxes at RDC. Some are too far off the road. The spec is 8 inches from the edge of the road to the edge of the mailbox. This has resulted in some grass along the road being damaged as the post office deliveries drive on them. As mail delivery is one of the causes, this also led to a discussion on standardization of mailbox installation and remediation of existing mailboxes where ruts are occurring. It was noted there is a standard that all builders and mailbox installers should follow.

Robert Jamison became agitated and said he wasn't getting an answer as to what the specification was. What are the specs for the distance from the pavement and the height of the mailbox? Also, will this happen in the future, and will we ask people out of compliance to move their mailbox?

Question 4 – Karen Guth discussed her feelings about the ARB.

- Karen feels that dealing with the ARB is like dealing with unfriendly people
- Her garden was approved but not the shed
- She says she has received letters that they have taken down too many trees.
- Both Karen and Andy Guth feel that there are insufficient communications between the ARB and the resident

Answer 4 / Discussion –

Fred Wallace answered this question.

- Fred answered that the garden and the shed were in a different place in the original site plan that was approved.
- He noted that they came back to discuss relocating the shed and the garden; however, the shed would be 40 feet from the road.

Andy Guth argued that he should be able to move his shed where he wants it and specifically referenced Alan and Amanda Ware's shed as being equivalent in terms of visibility

- Fred answered that the Ware's shed is actually on the side – to the rear of their house, not in the front yard.

Robert Jamison joined the discussion and said that the ARB cost him a 7-month delay and \$70K in losses. He gave no detail on either the time delay or cost.

- Fred noted to Robert that he had not built the house according to the approved plans, specifically the required changes to gain ARB approval, and agreed to by him.
- Fred also noted that Robert made changes without informing the ARB. He noted the house color was changed from the approved color, the driveway was changed from gravel to concrete, and there was a change to the front stairs.

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There was a recommendation that the ARB includes a licensed architect on their committee. It was noted that adding an architect's fee of \$500 or more would not be inappropriate to ensure all bases are covered.

There was a discussion of ARB standards and the need to go back to the ARB to discuss changes to a plan that are still within the standards defined in the ARB guidelines. The Guths felt that the responsiveness of the ARB to reviews and approvals was not satisfactory.

Art Carapola discussed his interactions with the ARB and how he was able to negotiate the changes they requested of his plan. He recommended that taking a collaborative approach would result in a better outcome. Art also said that he found the key to his success is to ensure that every time something needed to be changed, he called to discuss the change and review it with the ARB.

Adjournment; Fred motioned to adjourn, and it was unanimously agreed at 11:47 am.

Election of Officers. Occurred immediately following the Annual Member Meeting.

- President – Fred Wallace
- Vice President – Greg Harrold
- Secretary – Art Carapola
- Treasurer – Clay Bomgardner

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of January 31, 2020	
Assets	January
Operating Funds	
1000 - CSB Operating #7161	170,390.77
1001 - CSB ARB #7179	36,915.02
Total Operating Funds	\$ 207,305.79
Reserve Funds	
1326 - CSB MM Capital #7187	143,517.26
Total Reserve Funds	\$ 143,517.26
Accounts Receivable	
1500 - Accounts Receivable	46,742.16
Total Accounts Receivable	\$ 46,742.16
Intercompany Funds	
1551 - CAP Due from OP	-
	\$ -
Other Current Assets	
1600 - Prepaid Expenses	1,340.19
Total Fixed Assets	\$ 1,340.19
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	(21,345.10)
Total Fixed Assets	\$ 108,008.88
Total Assets	\$ 506,914.28

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of January 31, 2020	
Liabilities	January
Accounts Payable	
2000 - Accounts Payable	7,464.23
Total Accounts Payable	\$ 7,464.23
Accrued Liabilities	
2005 - Accrued CAP Contribution	-
Total Accounts Payable	\$ -
Intercompany	
2151 - OP Due to CAP	-
	\$ -
Deposits Held	
2505 - ARB - Deposits	32,300.00
Total Deposits Held	\$ 32,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	192,821.00
Total Prepaid Assessments	\$ 192,821.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 232,835.23
Owners Equity	
3000 - Owners/Reserve Equity - Prior Years	234,310.69
3005 - Land Value Basis Adjustment	29,471.00
Total Owners Equity	\$ 263,781.69
Net Income/ (Loss)	\$ 10,297.36
Total Liabilities and Equity	\$ 506,914.28