

Rose Dhu Creek Property Owners Association
Board of Directors Meeting Minutes
Thursday, January 21st, 2021, 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, Sam Weatherly, Sharon Bomgardner

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

Approval of November 24th, 2020 Meeting Minutes; Ron motioned; December minutes approved 6-0.

Financial Report

Clay Bomgardner presented the Financial Report

As of the end of December, there was \$29,132 in the Operating account at Coastal States Bank, \$36,915 in ARB and builder compliance deposits, and \$133,248 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 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 as of 12/31/2020.

In 2020, we continued to accrue a CAP contribution from Operating to Capital account at the rate of \$1,500 per month. In July the accrual balance at June 30 was funded from Operating account to the Capital account for \$9,000. At the end of December, the 6-month accrual balance payable to Capital is \$9,000. The funding transfer from the Operating account to Capital account for \$9,000 will be completed in January, 2021.

We finished December with a positive variance of \$2,594 and for the year a negative variance of \$14,351.

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

Clay also noted that the 2021 property taxes are approximately the same as the 2020 taxes. The 2020 taxes were about \$5,300.

Security;

Todd noted that the required service of the back gate has been completed. Art said he had nothing to report regarding the Site Security.

Beautification Committee;

Todd reported on the Beautification Committee activities.

- Serina Powell Harrop and Serenity Burzawa have joined the Beautification committee and were brought up to speed on the current activities.
- The current plan is to start a Phase 1 of activities working on the Gathering Place. Three brick planters will be added along the building by the street. They will be filled with new colorful plants
- Ten Yards of planting mix and mulch have been brought in. Pedro will be providing labor for distributing the planting mix and mulch, at a cost of \$20 an hour.
- Taylor nursery gave us a quote for all new plants and bushes inside the Gathering Place fence for \$2,900
- Planting will begin in approximately 4 to 5 weeks
- Todd is working to get all of the Beautification work inside the Gathering Place fence completed before May 1st to ensure everything is ready before the pool opens.
 - He has gotten 3 quotes for the Pool surround refinishing
 - He is also getting quotations for acid etching/staining and epoxy of the Gathering Place floor.
- Todd said the Beautification Committee will focus on the Front Gates as a Phase 2 effort. That work will commence in the June/July timeframe
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Social Committee;

Ron Koopman reported for the Social Committee.

- Ron noted that there hasn't been much activity in the Social Committee.
- St. Patrick's Day will be the first event but depends on the state of the virus at that point in time.
- Art asked if there was any plan to restart the First Friday Gatherings in the near term. The general consensus was that it will depend on the Coronavirus situation. No specific plans at this point.
- Fred noted that South Carolina is currently 49th in distributing vaccines and we should wait until we get more residents vaccinated.

ARB;

No discussions

2021 Budget Discussion

- Fred said he sent out a note clarification some questions about the 2021 budget and proposed spending.
- Fred plans to send the proposed budget out to the Board by Sunday and is looking for a ranking of the projects.
- Clay noted that we can allocate the money now and redefine it if we don't use it.
- Fred discussed a project to clean and reshape the drainage swales (gutters) on the roadsides and hydroseed common areas that need it.

Annual Meeting

Fred discussed the Annual Meeting with our attorney and the options within the context of the Covid-19 restrictions

- This year there is actually nothing to vote on (other than budget approval)
- Can we do a Zoom meeting in place of a large gathering?
- Must make a decision and provide notice 14 days out from the meeting.

Fred will reach out to Jason Fitch to further discuss options on running the meeting. Jason works with the various Community Associations providing services and supporting Annual Meetings. He plans to run the various Annual Meeting options up the flagpole to see what Jason thinks.

Maintenance Committee;

No new discussions

Nominating Committee;

No need for any new POA Board nominations this year.

Poultry Petition

The POA Board approved a resolution to move forward with the proposal

Interest in this proposal appears to have faded. Our attorney has written the changes needed to the Bylaws. We are waiting on the Poultry Petition team to provide "Exhibit A", which are the rules that must be adhered to in order to have poultry.

Fred will reach out to the Poultry Proposal committee to see where they stand.

Old Business;

Barn Proposal - No new discussions

Alligators - No new discussions

Oak Trees - No new discussions

Street Lights – No Update

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

Open items/Questions

Todd noted that the vendors we contacted about pool work are awaiting our response.

Adjournment; Fred motioned to adjourn, and the motion was unanimously agreed at 6:41 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of December 31, 2020	
Assets	December
Operating Funds	
1000 - CSB Operating #7161	29,132.08
1001 - CSB ARB #7179	36,915.02
Total Operating Funds	\$ 66,047.10
Reserve Funds	
1326 - CSB MM Capital #7187	133,248.13
Total Reserve Funds	\$ 133,248.13
Accounts Receivable	
1500 - Accounts Receivable	199,467.16
Total Accounts Receivable	\$ 199,467.16
Intercompany Funds	
1551 - CAP Due from OP	9,000.00
	\$ 9,000.00
Other Current Assets	
1600 - Prepaid Expenses	2,589.19
Total Fixed Assets	\$ 2,589.19
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	(20,586.96)
Total Fixed Assets	\$ 108,767.02
Total Assets	\$ 519,118.60

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of December 31, 2020	
Liabilities	December
Accounts Payable	
2000 - Accounts Payable	4,686.91
Total Accounts Payable	\$ 4,686.91
Accrued Liabilities	
2005 - Accrued CAP Contribution	9,000.00
Total Accounts Payable	\$ 9,000.00
Intercompany	
2151 - OP Due to CAP	9,000.00
	\$ 9,000.00
Deposits Held	
2505 - ARB - Deposits	32,300.00
Total Deposits Held	\$ 32,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	210,350.00
Total Prepaid Assessments	\$ 210,350.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 265,586.91
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)	\$ 13,193.82
Total Liabilities and Equity	\$ 519,118.60