

Rose Dhu Creek Property Owners Association
Board of Directors Meeting Minutes
Thursday, September 16th, 2021, at The Gathering Place

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

Board Members Absent; Ron Koopman,

Homeowners Present; Sam Weatherly

Meeting called to order at 5:30 pm by Fred Wallace.

Approval of August 19th, 2021 Meeting Minutes; Greg motioned; August minutes approved 4-0.

Financial Report

As of the end of August, there was \$79,543 in the Operating account at Coastal States Bank, \$27,915 in ARB and builder compliance deposits, and \$174,831 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. Finance charges (1.5%/mo.) have been applied to the past due accounts. Statements have been emailed/mailed to all members owing the 2nd dues installment and outstanding balances as of 08/31/2021. At the end of August, there are two members with outstanding balances.

We finished August with a positive variance of \$1,839 and YTD with a positive variance of \$26,837.

One resident (the Kellers) has not paid any of the 2021 dues. Clay is also waiting for additional invoices to be submitted, which will impact the positive variance.

We have so far paid half of the bill for hydroseeding, as the company providing the service did not fulfill their commitments. We are waiting on a meeting to resolve their plan going forward

Approval of July Financial Report; Art motioned; July Financial Report approved 4-0.

Security;

Art discussed the status of the Security Systems:

The last month was a very quiet month from a Security systems standpoint. The only issue that has come up is a problem with the magnetic closure for the Gathering Place gate.

Beautification Committee;

Fred reported on the Beautification Committee activities.

Fred noted that we have started clearing the trails sufficiently (ten feet wide by ten feet high) to allow their use both by residents walking and people riding horses.

During the process of clearing near the intersection of Sweet Grass and Redbud the chipper/shredder vibration agitated a hornet nest in the ground. Most of the hornets attacked a running chainsaw, however some attacked the people working on the clearing effort. One of the workers was stung a number of times in the hand, causing it to swell significantly.

During this work, the chipper got stuck in the mud, requiring it to be pulled out by a tractor.

The initial clearing work is expected to be completed the following Monday by 3 PM and then paused. It will start up again in two weeks, after the trails dry out.

We will be clearing the front of the property on both sides of the gate along May River Road. We received a quote to do this work by Arbor for \$5,100 and from Tree Wisemen for \$8,400. We decided to manage the process ourselves and just hire some labor.

We will be adding Plantation Mix to the parking area at the Gathering Place. The estimate is that we will need two 25-ton truckloads to complete the job at a cost of \$860 each. In addition, we will need someone to spread the plantation mix. This work will be completed by November 1st. As part of this work, we will be placing the bicycle stands between the two large Oak Trees, to stop people from driving through that space.

Social Committee;

Ron reported on the Social Committee:

The Chili Cookoff is scheduled for October 23rd.

ARB;

Fred provided update on build activities within RDC.

- Arpad's construction has started.
- Village Park Home has restarted their construction
- The new house on Derby Court needed to get some Engineering work completed to design water drainage and sewage

- As of September, Audrey Klenke has announced she will be selling her house. In addition, Shirl Adams & Amelia Strow have started preparing to put their house on the market.

Maintenance Committee;

No discussions

Nominating Committee

Nominating Committee preparation for 2022 open board positions. The committee consists of Jim Kirkland, Art Carapola, and Greg McMahon.

Art was asked to update the Announcement and Application forms

Old Business;

Poultry Petition – There has been new interest in this proposal. The proposal was unanimously approved by the board for the petitioners to write a referendum and distribute it to the residents. If they get 51% of the residents to approve of the petition, it will be accepted.

Barn Proposal – The last sale fell through. Some developments make it interesting.

Shed – We’re no building a shed at this time

Alligators - No new discussions

Oak Trees - No new discussions

Street Lights – Proposals have been received from multiple vendors. This project is moving forward and will be completed this year.

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

Gathering Place Well – Clay noted that the well has been drilled and is connected into the irrigation system. Also, well water is being used to fill the pool.

New Business

Yard Sales – Audrey Klenke asked if we could hold a community Yard Sale. She asked that the sale be held at the various people’s houses, requiring non-residents to drive around the community. This was rejected. There was some consideration of holding it at the Gathering Place, but that would also require us to open the gates to allow anyone in. That was rejected too.

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

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of August 31, 2021	
Assets	August
Operating Funds	
1000 - CSB Operating #7161	79,543.93
1001 - CSB ARB #7179	27,915.02
Total Operating Funds	\$ 107,458.95
Reserve Funds	
1326 - CSB MM Capital #7187	174,831.91
Total Reserve Funds	\$ 174,831.91
Accounts Receivable	
1500 - Accounts Receivable	6,079.53
Total Accounts Receivable	\$ 6,079.53
Other Current Assets	
1600 - Prepaid Expenses	4,275.25
Total Fixed Assets	\$ 4,275.25
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	(26,652.08)
Total Fixed Assets	\$ 102,701.90
Total Assets	\$ 395,347.54

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of August 31, 2021	
Liabilities	August
Accounts Payable	
2000 - Accounts Payable	5,516.34
Total Accounts Payable	\$ 5,516.34
Deposits Held	
2505 - ARB - Deposits	23,300.00
Total Deposits Held	\$ 23,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	70,118.00
Total Prepaid Assessments	\$ 70,118.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 99,184.34
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)	\$ 32,381.51
Total Liabilities and Equity	\$ 395,347.54