

Rose Dhu Creek Property Owners Association

Board of Directors Meeting Minutes

Thursday, December 17th, 2021, at The Gathering Place

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

Board Members Absent; None,

Homeowners Present; Andy Guth, Sam Weatherly, Serenity Burzawa

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

Approval of November 18th, 2021 Meeting Minutes; Greg motioned; October minutes approved 5-0.

Financial Report

As of the end of November, there was \$30,246 in the Operating account at Coastal States Bank, \$27,915 in ARB and builder compliance deposits, and \$179,160 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 with balances. At the end of November, there were no 2021 outstanding dues.

We finished November with a positive variance of \$4,164 and YTD with a positive variance of \$18,404.

Clay reviewed the 2021 budget results and the 2022 proposed budget. The Pool maintenance costs are projected to increase by 12%. There is also expected to be an increase in Landscaping costs.

Clay discussed the possibility of bringing in a management company. He believes there may be the potential to reduce costs through the economies of scale available through a maintenance company that manages several communities.

Approval of September Financial Report; Art motioned; October Financial Report approved 5-0.

Security;

Art discussed the status of the Security Systems:

We now have a new shipment of security fobs, so we're in great shape going forward. There were no issues with the security systems since the last meeting.

Fred asked Art to send Clint (CEO of Carolina Time) an email requesting he finish following up on the agreed subjects from his meeting with the RDC POA Board:

- Review of our past invoices
- Plan going forward
- 1 to 2 years of free Gold Service

Fred noted that we had received a cheat sheet of easy items to fix and a dedicated email address in the Carolina time system to submit work orders.

Beautification Committee;

Fred reported on the Beautification Committee activities.

Miller's Pond Platform

- The Millers Pond Deck Platform is complete
- Some rock will be added along the deck during the next week

Gas Lights for the Bridge – This project is dead because of push-back from community members. The pushback was related to installing the tanks above ground and the related restrictions in the Covenants.

Trail Maintenance – This work will restart from the creek behind Lyons's house to the entrance on Derby Court

Trees Down – three trees have fallen from the Hampton Hall property. They will be addressing this shortly.

Broken Fence into Hampton Hall – the fence between RDC and Hampton Hall has fallen down in certain areas. Some of our kids are sneaking through the break and going into Hampton Hall. This fence will be fixed shortly.

Screens in the Gathering Place –Waiting on a third bid. This third vendor submitted a list of questions for us to answer. All three bids are in the \$20K to \$30K range

Maintenance Committee;

15% of the proposed spend over the next year will be for deferred maintenance. The remainder of the budget will be for ongoing maintenance

There was a discussion of driveway aprons at many of the houses in the community. Many of the residents will need to add aprons from the road onto their driveway. The Maintenance committee will work with about 5 more homes during 2022 to get the aprons added. The remainder of the homes will need to either better maintain the transition from their driveway onto the street or add an apron.

The storm drains will need to be fixed in the back of the community by the Nicholsons house. Soil has been disappearing and creating sink holes.

Social Committee;

Ron reported on the Social Committee:

Christmas Party

Fred thanked everyone that worked on the Christmas Party, which was described as a great success by many of the residents. He noted that he has received a number of emails and pictures from the residents. About 80 people RSVPed that they were attending and actual attendance was in the mid-70s.

Ron announced Elena Carapola will be stepping down as the head of the Social Committee. She has held that role for the last three years. He said everyone enjoyed working with her. Elena will be undergoing surgery during the first quarter and will have several months of recovery, so she can't devote the time and attention needed for the role.

Ron also announced that Sandy DiSanto has agreed to step into the role of head of the Social Committee. Sandy was the leader of the Social Committee at Rose Hill for a number of years. The POA Board approved her election to that role.

ARB;

Fred provided an update on build activities within RDC.

- Two new plans have been submitted to the ARB. Construction on those houses will start in April.
 - One lot across from Art's House
 - One lot next to Ron's house
- Two additional houses are on hold due to shortages of materials and the excessive costs at the moment.

If there are any open issues, Fred should be informed.

Nominating Committee

As of the date of this meeting, there were TWO applications for the open positions (Note: two additional applications were received after the meeting). There are two 3-year positions open this year.

New Business

None

Adjournment; Art motioned to adjourn, and the motion was unanimously agreed at 6:32 pm.

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of November 30, 2021	
Assets	November
Operating Funds	
1000 - CSB Operating #7161	30,246.17
1001 - CSB ARB #7179	27,915.02
Total Operating Funds	\$ 58,161.19
Reserve Funds	
1326 - CSB MM Capital #7187	179,160.86
Total Reserve Funds	\$ 179,160.86
Accounts Receivable	
1500 - Accounts Receivable	41.90
Total Accounts Receivable	\$ 41.90
Other Current Assets	
1600 - Prepaid Expenses	2,443.00
Total Fixed Assets	\$ 2,443.00
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	(28,926.50)
Total Fixed Assets	\$ 100,427.48
Total Assets	\$ 340,234.43

Rose Dhu Creek Plantation POA Inc	
Balance Sheet	
As of November 30, 2021	
Liabilities	November
Accounts Payable	
2000 - Accounts Payable	8,185.16
Total Accounts Payable	\$ 8,185.16
Deposits Held	
2505 - ARB - Deposits	23,300.00
Total Deposits Held	\$ 23,300.00
Prepaid/Deferred Assessments	
2550 - Deferred Assessments	17,531.00
Total Prepaid Assessments	\$ 17,531.00
Long Term Liabilities	
2520 - RDC Amenity Deposits	250.00
Total Notes Payable -Long Term	\$ 250.00
Total Liabilities	\$ 49,266.16
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)	\$ 27,186.58
Total Liabilities and Equity	\$ 340,234.43