

**Rose Dhu Creek Property Owners Association**  
**Board of Directors Meeting Minutes**  
**Thursday, January 20, 2022, 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, Karen Guth, Sharon Bomgardner, Sam Weatherly, Serenity Burzawa, Serenity Harrop Todd Guenther, Marla Guenther

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

**Approval of December 17, 2021 Meeting Minutes;** Clay motioned; October minutes approved 5-0.

### **Financial Report**

As of the end of December, there was \$2,876 in the Operating account at Coastal States Bank, \$24,000 in ARB and builder compliance deposits, and \$183,103 in the Capital account.

The 2022 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 2022 at the monthly rate for \$17,529. Finance charges (1.5%/mo) will be applied to the past due accounts. Statements will be emailed/mailed each month to all members with balances unless they elect the two-pay option. At the end of December, there were no 2021 outstanding dues balances.

We finished December with a negative variance of \$10,467 and for the year with a positive variance of \$7,937.

Clay reviewed the 2021 budget results and the 2022 proposed budget. The 2022 budget was approved by the Board 5-0

**Approval of December Financial Report;** Art motioned; December Financial Report approved 5-0.

## **Security;**

Art discussed the status of the Security Systems:

The preceding month had been completely non-eventful. The majority of the issues were simply related to creating fobs for users.

Art noted that he replaced the license plate camera at the front gate, which had been damaged when the front kiosk was damaged.

Todd Guenther mentioned that he asked Carolina Time for a quotation to top off the hydraulic fluid on all gate actuators and replace the retention pins that were beginning to wear. Carolina Time instead gave him a quotation for a service contract.

Sharon Bomgardner mentioned that there is a large branch hanging over the road in the approach to the main gate. She asked if that may be causing issues with the sensors recognizing an approaching vehicle. Fred cut down the branch the next week after the meeting.

## **Beautification Committee;**

Fred reported on the Beautification Committee activities.

Fred noted that our landscape contractor had subcontracted the maintenance contract to another company without any notice. That company subsequently lost its staffing and walked away from its commitment, and our landscape contractor walked away from its commitment to us. We learned about this on or around January 1, 2022.

Todd Guenther has gone out for bids, including distributing a 'scope of work' requirement. He had 2 of 3 expected responses by the date of the POA Board meeting. Pedro Alvarez, one of the bidders, has been standing in temporarily. One of the two bids we received was for \$53,300.

### **Miller's Pond Platform**

- The Millers Pond Deck Platform is complete
- Some rock was added along the deck edge
- Fred is adding a few chains to prevent people from falling off the deck
- A life preserver will be added in the event someone falls in
- Clay added the deck to the insurance policy at a value of \$20K

**Trail Maintenance** – Trees are falling onto the trails. There is no bark on these trees, and it looks like pine beetle damage. One tree fell from the Hampton Hall side. They will pay to have that tree removed and pay for fence repair.

Todd noted that we need a blower to blow off the trails. Fred said that we're looking into buying a high-volume blower.

## **Maintenance Committee;**

No discussions at this meeting.

## **Social Committee;**

Ron reported on the Social Committee:

Ron mentioned that Elena Carapola held a Social Committee meeting yesterday. The purpose of the meeting is to transition the chairperson position from Elena to Sandy DiSanto. Sandy will be holding the next meeting to determine the 2022 events

Ron also noted that someone on the POA Board would need to take over for him after his term on the POA Board ends in February.

## **ARB;**

Fred provided an update on build activities within RDC.

- Two homes are currently under construction
- Four additional Homes will start construction by April 1<sup>st</sup>. Two on RDC Plantation Drive and two on Sweet Grass
- One more will start by May 1<sup>st</sup> (corner of Sweet Grass and Redbud)

Art asked about the purpose of the detailed surveys with strings that are being performed. Fred said those string-outs are for the ARB to review the plan in real life.

## **Annual Meeting Discussion**

The meeting is set for Saturday, February 19<sup>th</sup> at 10 AM. The mailing for this meeting will take place the following Monday.

There are no questions to be voted on during this year's meeting – other than electing two POA board members.

## **Nominating Committee**

There were Four applications for the open POA Board positions. There are two 3-year positions open this year.

## **New Business**

**Budget** - Marla Guenther asked about the Janitorial Services. Marla said she would like to take over the cleaning of the Gathering Place. Fred asked her to send in a proposal to provide those services.

**Window Coverings** – This proposal has been tabled. The Texas group we were looking to provide the shades will be in town sometime next week.

**Speeding** – Sharon Bomgardner mentioned that speeding within the community is a serious issue. She said there are chronic violators. There was a mention that the speeders are mostly teenagers from outside the development; however, Sharon noted the chronic violators are residents, such as Rob Kerdasha.

**Adjournment;** Clay motioned to adjourn, and the motion was unanimously agreed at 6:32 PM.

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of December 31, 2021</b>	
<b>Assets</b>	<b>December</b>
<b>Operating Funds</b>	
1000 - CSB Operating #7161	2,876.47
1001 - CSB ARB #7179	24,000.02
<b>Total Operating Funds</b>	<b>\$ 26,876.49</b>
<b>Reserve Funds</b>	
1326 - CSB MM Capital #7187	183,103.46
<b>Total Reserve Funds</b>	<b>\$ 183,103.46</b>
<b>Accounts Receivable</b>	
1500 - Accounts Receivable	210,391.90
<b>Total Accounts Receivable</b>	<b>\$ 210,391.90</b>
<b>Other Current Assets</b>	
1600 - Prepaid Expenses	1,832.25
<b>Total Fixed Assets</b>	<b>\$ 1,832.25</b>
<b>Fixed Assets</b>	
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	(29,684.64)
<b>Total Fixed Assets</b>	<b>\$ 99,669.34</b>
<b>Total Assets</b>	<b>\$ 521,873.44</b>

<b>Rose Dhu Creek Plantation POA Inc</b>	
<b>Balance Sheet</b>	
<b>As of December 31, 2021</b>	
<b>Liabilities</b>	<b>December</b>
<b>Accounts Payable</b>	
2000 - Accounts Payable	6,829.32
<b>Total Accounts Payable</b>	<b>\$ 6,829.32</b>
<b>Deposits Held</b>	
2505 - ARB - Deposits	23,300.00
<b>Total Deposits Held</b>	<b>\$ 23,300.00</b>
<b>Prepaid/Deferred Assessments</b>	
2550 - Deferred Assessments	210,350.00
<b>Total Prepaid Assessments</b>	<b>\$ 210,350.00</b>
<b>Long Term Liabilities</b>	
2520 - RDC Amenity Deposits	250.00
<b>Total Notes Payable -Long Term</b>	<b>\$ 250.00</b>
<b>Total Liabilities</b>	<b>\$ 240,729.32</b>
<b>Owners Equity</b>	
3000 - Owners/Reserve Equity - Prior Years	234,310.69
3005 - Land Value Basis Adjustment	29,471.00
<b>Total Owners Equity</b>	<b>\$ 263,781.69</b>
<b>Net Income/ (Loss)</b>	<b>\$ 17,362.43</b>
<b>Total Liabilities and Equity</b>	<b>\$ 521,873.44</b>