

Rose Dhu Creek Plantation
Board of Directors Meeting Minutes

March 17, 2022 Gathering Place

Call to order 6:00 pm by Clay Bomgardner

1. Attending Members: Clay Bomgardner, president; Art Carapola, treasurer; Greg Harold, Vice-president; Todd Guenther, secretary.
 - a. Absent Member: Ryan Stephonick
2. Residents in attendance: Serenity Burzawa, Teri Weatherly, Sam Weatherly, Sandy DiSanto, Karen Guth and Serina Harrop.
3. Committee Reports
 - a. Security- Art Carapola: No security incidents or equipment failures in the last 30 days. Art notes there were the typical number of fob requests for owners.
 - b. ARB- Greg Harold: Seven homes are under construction or close to beginning construction. ARB Chair Mary Kerdasha will create and maintain a spreadsheet of the homes under construction and as they progress, at the board's request. An existing resident recently submitted a plan for approval of a complete landscape redesign of their property.
 - c. Beautification- Serenity Burzawa and Serina Harrop: Please see attached BC report. Included are results of a BC survey and additional suggestions, and a comprehensive list of deer resistant plants and flowers. Karen Guth got 3 quotes for trimming and maintenance of our community oak trees. Arbor Care, Tree Wise Men and J&J met with Karen to submit bids. We agreed to commit to ongoing care to the trees by fertilizing in the fall and trimming this spring. The Board voted for J&J to win the contract for \$6,500.
 - d. Maintenance Committee- Clay Bomgardner reported for absent Greg VanZandt saying the committee will compile a list of pending and future maintenance issue for action in 2022 and beyond. Greg Harold mentioned concerns of 3 areas in phase 3 where sinkholes are beginning to be seen near the sewer manholes. He also noted some fences which surround the plantation are in need of repair. A thorough audit needs to be completed before looking for contractors.
 - e. Social Committee- Sandy DiSanto: As newly elected committee chair Sandy has had one meeting with the members where they discussed the Halloween party, the chili cook-off, Easter egg hunt and Christmas party for the kids and the adults Christmas party. Todd asked her to consider allowing young adults to this Christmas party because past policy has left those families out.
4. 2022 Budget Adjustments- Clay Bomgardner
 - a. Reserve Account: A new "Emergency Reserve" account will be created and funded by transferring \$50,000 from the current Reserve Funds account for

unplanned events or needs. Our current budget is approximately \$208,000. Our Operating Funds account will not be affected.

- b. Committee Allocations: Funds were adjusted or approved; Social Committee, \$10,000; Beautification Committee, \$10,000. Maintenance Committee budget will adjust upon future recommendations and needs such as the storage shed and plastic roll-up windows for the Gathering Place.
 - c. Contracts: Janitorial service for 2021 crept up to \$5,500 and needs to be rebid for 2022. Landscape maintenance contract is \$52,000 per year, by far our greatest expense. Sam Weatherly is supervising the weekly service to help them succeed in working to our standards. One complaint was called in regarding the crew blowing pine tree debris onto a residential parkway lawn in phase 3. Pool maintenance is \$10,000 per year. Tree maintenance budget will be increased to \$16,000 for the year including the spring tree trimming.
 - i. Clay motioned to accept these budget changes, Greg seconded and the vote to approve was unanimous.
5. Gathering Place storage shed- Greg Harold handed out his design of a 12' x 16' storage shed for review. We all informally agreed we need to get that finished this year. Clay and Art think volunteer residents can do the construction.
 6. Landscape Lighting- Todd Anderson Outdoor Lighting has been a service provider to RDCP for more than 5 years. He was called to see why half of the gate lights were not working. He found many lights were broken and in need of repair. He also looked at the Gathering Place parking lot where many non-working lights were found. He created a quote which we discussed. Clay wanted a detailed explanation and scheduled a meeting with Scott Anderson on site.
 7. 2022 POA Assessment Status. At the time of this meeting 10 property owners had not made a payment of dues for 2022. Clay drafted a letter to inform these members that their accounts were overdue and subject to interest and penalty. The Board reviewed this letter and Art suggested we wait until 90 days have passed from the due date before sending out these letters or taking other action.
 8. RDC Newsletter / Website. Clay created an outline for a future quarterly newsletter to be printed and distributed to mailboxes, emailed or posted on the RDCP website. Each committee chairperson will submit monthly articles, information and announcements. These will include Social, Beautification, Maintenance and ARB. Clay noted he does not participate in social media. Our website continues to be maintained by Art. Each committee chair will be assigned a RDCP email address.
 9. Open Items: none discussed
 10. Adjournment: At 7:20 pm Art made a motion to adjourn, Clay seconded and we all approved.