

***Rose Dhu Creek Plantation POA***

**Board Meeting and Officer Elections Minutes**

**September 18<sup>th</sup> , 6:00 PM 2025**

**Call to Order**

The meeting was called to order at 6:00 PM with full attendance. The August minutes were reviewed and approved unanimously.

**POA Board Meeting Summary**

The POA Board meeting held on September 18 covered several key points, including financial updates, service contract rollout, maintenance improvements, and board nominations. Below is a concise summary and list of action items.

**Financial Report**

- Operating account balance: \$42,584; ARB and billboard compliance deposits: \$28,005; Capital account: \$162,508; Certificates of deposit: \$80,031.
- Annual dues billed: \$236,500 with 12 owners owing balances.
- Discussion held regarding interest rates on reinvestment and potential benefits of using a money market account for better access and returns.

**Contract Update and Rollout Plan**

- A new service contract with Grace Kurtz and Danny Mullins will roll out beginning October 1.
- Homeowners will receive special codes to lock in pricing for three years, with three speed and pricing tiers.
- Equipment verification and optional tech visits will be available to residents.
- Board emphasized the importance of adhering to the October 1 kickoff date and outlined a five-part rollout plan.
- Concerns were discussed regarding the cost of internet services and difficulty reaching customer support.

**Maintenance and Wetland Management**

- Storm drain improvements were successful, handling recent heavy rain without issues.

- The trout stream system maintained high water flow capacity (up to 80,000 gallons/hour) and is self-sustaining.
- Wetland management plans include studying the area and installing a storm box to lower water levels and improve drainage.
- Goal is to prevent flooding by better connecting the wetland to the existing storm drain system and redirecting water flow.

### **Nominating Committee Update**

- Todd and Ryan are finalizing an electronic board application expected to release by mid-October.
- The committee will send a note to residents in early October encouraging participation.
- Board discussed offering one-, two-, and three-year term options to encourage broader participation.
- Future consideration to shorten the standard three-year term to two years based on resident feedback.

### **Open Discussion and Landscaping Plans**

- 22 Red Bud went under contract, likely becoming the highest-priced DR Horton home in the county.
- Board discussed new landscaping bids with Rupert and Yellowstone as potential vendors.
- Terry is leading the landscaping efforts and will gather multiple bids for review.
- Board emphasized the importance of reviewing references and vetting companies before selection.
- Discussion included redesigning the front gate landscape and obtaining updated plans.

### **Action Items**

- Obtain a copy of the previously paid landscape design.
- Set up a meeting next week to discuss landscaping bids.
- Finalize the board application and send it to residents in the first week of October.