

# Rose Dhu Creek Plantation POA

Board Meeting Minutes | March 19, 2026 | 6:00 PM | The Gathering Place

## Attendance

**Board members present:** Alex Haynes, Theresa Lister, Pratt Reed, Joe Del Tosto, and Cory Murray.

**Community/committee participants:** Residents and committee representatives were present for committee updates and open discussion.

## Call to Order and Welcome

President Joe Del Tosto called the March board meeting to order at 6:00 PM and welcomed those in attendance.

Board members and attendees introduced themselves. Cory Murray noted he resides at 86 Rose Dhu Creek and has lived in the community since 2024. Joe Del Tosto noted he resides at 1 Redbud Way and is serving as President for the year. Pratt Reed stated he has been in the community for approximately 15 years as a property owner and 12 years as a resident. Theresa Lister stated she lives at 76 Rose Dhu Creek and is serving as Treasurer for the year. Alex Haynes stated he has been in the community for two years and owns a second property in Rose Dhu Creek.

The board acknowledged that Ryan had distributed a newsletter earlier in the week.

## Approval of Prior Minutes

Cory Murray presented the February board meeting minutes and the executive session minutes related to officer selection.

A motion was made and seconded to approve both sets of minutes. Motion carried.

## Treasurer's Report

Theresa Lister reported that, as of February 28, 2026, the association held \$145,932 in the operating account at Coastal States Bank, \$28,005 in ARB and builder compliance deposits, \$138,304 in the capital account, and \$81,807 in certificates of deposit.

The 2026 annual dues were billed in mid-December for a total of \$236,500 and are posted as deferred assessments on the balance sheet. Those dues will be recognized as income in 2026 at a monthly rate of \$19,708.

Finance charges of 1.5% per month continue to be applied to past-due accounts when applicable. Statements are being emailed and mailed monthly to members with balances unless they elected the two-pay option, in which case the second installment is due June 30, 2026.

As of month-end February 2026, accounts receivable totaled \$50,889. Five owners remain delinquent on their 2025 dues and their balances include interest and administrative fees.

Bank accounts were updated with new signers and debit cardholders, replacing prior signers. The board noted this may require updates to recurring debit transactions.

The board discussed enabling online banking and online bill pay. Theresa noted online access had not previously been activated for the operating account, despite it being safer and more efficient to manage transactions electronically. No objections were raised, and the Treasurer was authorized to proceed.

Theresa also recommended that the board establish a more formal forecasting and capital planning process so future major expenses, such as roof replacement and other long-term infrastructure costs, can be planned and budgeted in advance.

The association finished February with a negative variance of \$10,106 and a year-to-date negative variance of \$16,261, largely due to maintenance costs and seasonal landscaping overages.

Committee liaisons were reminded to provide certificates of insurance and W-9 forms for all vendors used by the association.

## **Committee Reports**

### **Architectural Review Board (ARB)**

Pratt Reed reported on current ARB activity and stated that the ARB is responsible for infrastructure and modification review under the governing documents.

At the beginning of the ARB update, Pratt Reed shared a written project status summary received from the ARB.

- 78 Rose Dhu Creek - Owner: Davis; Builder: Bellwether Design & Build. Permitted February 2025. Current estimated finish is September 2026.
- 83 Rose Dhu Creek - Owner: Retzlaff; Builder: Intrinsic Homes. Permitted July 2025. The ARB reported no indication this project will exceed 12 months and stated it remains on schedule.
- 35 Rose Dhu Creek - Owner: Jones. Minor project to add a spa to the existing pool at the rear terrace of the home. Approved by the ARB on March 3, 2026.
- 57 Rose Dhu Creek - Owner: Josh and Molly Thomas; Builder: Josh Thomas. Two pending issues remain.
  - Rear property improvements, including a substantial CMU retaining wall, pool-related work, deck, trellis, and landscape elements, were started without full ARB approval and without required site stabilization. A stop-work order placed in December 2025 remains in effect. Silt fence has since been installed, but ARB is still awaiting complete plans before work can resume.
  - The detached garage was not included in the original submittal and the later-submitted plans do not match what was built onsite. The ARB is still awaiting a satisfactory solution to the front garage elevation, which currently has no windows. The neighborhood remains in possession of the owner's compliance deposit.

Pratt noted that one ARB member has moved out of the neighborhood and will be rolling off, creating a need for a replacement appointment. He also noted there may be an opportunity to add an additional member and stated his view that a board representative should remain involved with the ARB, consistent with the governing documents.

The community was invited to express interest in serving on the ARB. Interested residents were asked to contact Cory Murray before the next board meeting so the board can consider potential candidates.

Pratt also recommended that the ARB guidelines and procedures be reviewed and modernized. Areas identified for review included construction timelines, detailed specifications for required improvements, enforcement and fine procedures, communication standards with owners, builders, and architects, and a clearer appeals process.

Discussion followed regarding whether certain timelines and standards in the current documents remain realistic for present-day custom home construction. Board members noted that any review should consider both the ARB guidelines and the CCRs.

### **Beautification**

A beautification update was shared through Teri based on committee input. Work at the front gate is underway, including plant installation and related landscaping improvements.

The committee noted that some work has been handled quickly in order to keep projects moving, including use of a landscaper who had not yet provided a W-9 and is not insured. The committee intends to gather the required paperwork moving forward.

The committee requested greater clarity from the board on what falls under beautification versus maintenance. Additional structure and clearer expectations for committees were also requested.

Concerns were raised about routine upkeep items such as cleaning of pavilion blinds, periodic power washing, and maintaining a predictable schedule for recurring community appearance-related work.

The board acknowledged the need for improved structure, planning, and communication for all committees.

### **Maintenance**

Joe Del Tosto reported that he has been working with Greg Van Zant regarding re-establishing a more formal maintenance committee.

The board discussed the need for a long-term capital and maintenance planning process. Examples included future roof replacement, road work, gates, fencing, drainage, and other common-area assets.

Joe advised that he has already begun compiling a master asset list for the neighborhood and has identified approximately 250 items requiring periodic maintenance, monitoring, or eventual replacement.

The board discussed obtaining a third-party reserve or capital study to project likely expenses over the next several years and support more disciplined financial planning.

The board will check whether any prior reserve study exists and, if none is located, may pursue proposals from local firms.

### **Social Committee**

A Social Committee update was presented outlining several planned events for 2026.

The first recurring social gathering will begin on April 3 and will be a family-friendly potluck-style event held at approximately 6:00 PM.

For May or October, the committee is planning the next pool party, with catering expected from Moe's and menu options similar to prior successful events.

The July event remains to be determined due to historically low attendance around the Fourth of July holiday, though a summer event is still likely.

The annual adult Christmas party is planned for December 12, 2026, with a western theme.

The Social Committee requested continued access to a payment card for event purchasing, and Theresa offered to keep a card available for primary use with a backup retained for emergencies.

### **New Business and Open Discussion**

Chicken and rooster concerns were raised during open discussion. The board reviewed prior history indicating that while there had once been community discussion about allowing chickens under certain conditions, the CCRs were never formally amended. The current governing documents still prohibit birds and poultry, and the town's nuisance and animal rules may also apply to roosters.

Board members acknowledged the need to address the matter thoughtfully, respectfully, and consistently, and indicated the broader topic may need to be considered as part of a future review of the CCRs and related community rules.

A resident raised concerns about the quality of recent road repair work, including dips and uneven transitions in some areas. Joe stated that, to his knowledge, the contractor's work had been considered complete, but asked that specific locations be shared so the matter can be reviewed and the contractor contacted if necessary.

Residents also asked about ARB composition, appointments, and long-term compliance enforcement as the neighborhood approaches build-out. Pratt Reed stated that compliance should remain within the ARB's scope and said he would work toward a more transparent, fair, and consistent process.

## **Action Items**

- Theresa Lister to activate online banking and online bill pay for association accounts.
- Committee liaisons to confirm whether any vendor payments or recurring debits need updating due to signer and debit card changes.
- Committee representatives to provide current W-9 forms and certificates of insurance for all association vendors.
- Board to determine whether a prior reserve study exists; if none is found, obtain options for a third-party capital reserve or maintenance forecast study.
- Joe Del Tosto to continue developing the master neighborhood asset list for long-term maintenance planning.
- Board to solicit and review expressions of interest from residents willing to serve on the ARB before the next meeting.
- Board to review ARB procedures, guideline updates, and any related CCR provisions needing clarification or modernization.
- Board to review community concerns regarding chickens and roosters and determine an appropriate, consistent path forward under existing rules.
- Residents to provide specific road-repair problem locations to Joe Del Tosto for follow-up with the contractor if warranted.
- Board to continue clarifying committee roles, especially the distinction between beautification and maintenance responsibilities.

## **Adjournment**

A motion was made to adjourn. The meeting was adjourned.