

# Hunter's Creek Plantation

## HUNTER'S CREEK POA BOD MEETING

Harris Baptist Church Social Hall

Tuesday, January 14, 2020

**Attendees:** Jeanie Dean, Terry Cummings, Ralph Layland, Jeff Meredith, Bruce Culbertson and Bob Moon. Wilson Bruce with Town & Country

There were approximately 25 property owners also attending.

**Meeting called to order by Chairman Ralph Layland at 6:03 PM with an official quorum present.**

**Financial update** – B Moon presented the most recent report dated 01/13/20. (**Financial Report is attached to these minutes**). Additionally, Moon reported that the annual audit was completed. He will take steps to have it posted on the POA website.

**ARC Report and Update** – In the absence of Barry Brown, W Bruce presented an issue that had been reported in the past few days by several residents living on Tryon Court. Three residents were present to speak on this issue; Larry Davis(114 Tryon Ct.), Jim Ravencraft(118 Tryon Ct.) & Phil James(110 Tryon Ct.). During a heavy rainfall, storm water is coming from the area where the new homes have recently been built along Rivers Run. The drainage easement that is between the new homes and the homes along Tryon Court is no longer functioning as it was design, and the water flows bringing huge amounts of mud onto the Tryon Court properties and at times across the street within Tryon Ct. The Board is not sure who is responsible and directed W Bruce to contact Kenny Anderson with Southern Land Development and have him come out and provide his suggestions. T & C will also contact the County Engineer for their input.

### **Legal update:**

- **102 Isabella Court Update** – The hearing before Judge Curtis Clark will be heard Monday, January 20<sup>th</sup>.
- **Proposed amendment to bring the Architectural Control Committee under the Board's authority** – Select board members will work with Tim Burke and arrange a meeting with Gwen Anderson of Southern Land Development.

**Ad-Hoc Update on Architectural Guidelines** – These have been reviewed by legal counsel and have now been given to the Board. T Cummings provided a final copy of these to all board members. They were asked to review and submit any suggested edits within one week.

### **Open Owner Forum:**

- Al Bergen (631 Fairway Lakes Rd.) – expressed his continued concern over the road becoming worse. T & C is conducting their monthly ride through inspection with board assistance this Thursday and the roads will be included. A list of the worst areas will be identified and a meeting with County officials will be set up. He also expressed concern about the continual problem with speeding in the community. T & C will investigate speed devices and speed humps similar to Stoney Point with The County.

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- Cheryl Hague (307 Hunters Creek Blvd.) who was not present but submitted her concern related to the problem of speeding in the community continuing.
- Lee Miller ( 206 Gentry Run) who was not present but submitted his concept of the POA considering a plan to purchase the golf course and converting to a large green space type of community.

**R Layland made motion to adjourn the meeting at 6:55 pm. J Dean seconded it. All voted in favor.**