

# Hunter's Creek Plantation

## HUNTER'S CREEK POA BOD MEETING Town & Country Office Greenwood January 23, 2017

**Attendees:** Michelle Karlovetz, Terry Cummings, Brad Pate, Bruce Culbertson, Barry Brown, Chuck Kelley, Natalie Parramore and Robert Moon  
Wilson Bruce, Town & Country Property Management, Inc

**Meeting called to order at 4:00 PM**

Minutes from the December 6, 2016 **EXECUTIVE SESSION** Board Meeting **had been approved via e-mail.**

**Discussion related to the Amendment Process** – W Bruce confirmed that his office at the close of business January 10, 2017 had received a total of 316 affirmative votes thus approving the amendment. It was agreed T & C would communicate this to all owners by posting an announcement on the website, sending an e-mail to all owners we have e-mail addresses for and mailing an announcement to all others. This communication would occur once filed and recorded in Courthouse.

**Discussion of Legal Opinion related to Director's Kelley and Parramore** – W Bruce shared that the opinion he obtained recommended that both directors resign due to the implied intent of the amendment to the By-Laws that was passed at the September 9, 2014 Annual Meeting. Even though the amendment was never ratified properly, the clear intent was for directors to step down for at least one year at the end of their term. Therefore they should not have been elected at the October 11, 2016 Annual Meeting. Both agreed to resign effective at the conclusion of this meeting.

The Board then discussed replacing these 2 vacant seats. W Bruce said there were three acceptable methods; (1) Do nothing and operate with only a 7 member Board until the next Annual Meeting, (2) Appoint 2 new members from the general membership or (3) Select the 2 names that received the next highest votes at the Annual Meeting and have them serve them serve until the next Annual Meeting. Town & Country recommends #3.

**LS Capital Discussion** – B Culbertson agreed to draft a letter that would be run by the entire board before releasing. They will be invited to come and meet with the board sometime soon.

**Checking Account** – B Culbertson made the motion to make M. Karlovetz as a signer of the checking account replacing N Parramore. T Cummings seconded. All approved.

**Next Meetings** – It was agreed to have an Executive Session Meeting February 1<sup>st</sup> at 4 pm at T & C's Office. We will have an open board meeting February 9<sup>th</sup> at 4pm and attempt to have it at the Clubhouse.

**Meeting adjourned at 5:45 pm.**