

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Hunter's Creek Clubhouse

January 23, 2018

Attendees: Fred Zediak, Bruce Culbertson, Jimmy McGovern, Bob Moon, Terry Cummings and Brad Pate -- Wilson Bruce with Town & Country

Absent: Michelle Karlovetz, Barry Brown & John Bost

There were 18 property owners also attending.

Meeting called to order by Bruce Culbertson at 6:01 PM with an official quorum being achieved.

Minutes from the October 10, 2017 Board Meeting **were already approved via e-mail**

Manager's Report – W Bruce presented his manager's report which included:

- Town & Country ride through inspection report from 1/5/18 was reviewed. Discussion occurred related to the 106 Isabella Court and the lack of any activity to address the burn house. Janet Brown (104 Spencer Ct.) expressed concern about the current disposition of this property and its impact on surrounding homes. The Board directed Management to engage the help of our attorney to help address this.
- **Avid Road Curb Repair Project** – B Brown had agreed at the last board meeting to have a discussion with Southern Land Development about possibly addressing these repairs.
- Management again expressed concerned over the lack of a Social Media Policy for the Association. We need to regulate the use and communications that are placed on the association's website and sending our mass e-mails. Management was asked to formulate a DRAFT policy for the board to consider.
J Shelley(730 Fairway Lakes Drive) made the suggestion that a more catchy subject line on emails would be beneficial and possibly increase readership.

By-Laws Discussion – It was agreed that a better method of transitioning of board member elections at the first Annual Meeting following the adoption of these By-Laws was needed to ensure some continuity.. It was agreed that we need to have at least 3 existing directors terms extended with the other 6 expiring. Additionally, we need to address the Chairman of the ARC as an automatic member of the board to be consistent with the Covenants and or By-Laws if applicable..

Once these two issues are resolved and a final draft is completed by the Attorney, Town & Country will conduct a mail out ballot to all property owners.

Architectural Guidelines Ad-Hoc Committee report- T Cummings reported that he will organize one final meeting to finalize a final draft document for the Board to evaluate. He will enlist the help of C Burch to craft a revised policy regarding small utility trailers.

Insurance Discussion – W Bruce reviewed the revised proposals and comparisons that the BOD requested. It was decided to proceed and bind a workers compensation policy with Hanover for volunteers and non-

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insured contractors. The Board advised waiting until the budget process later this Spring to expand insurance coverages which will have a significant increase in spending.

Speed Control and Monitoring discussion – W Bruce reviewed with the Board the results of the deputy's patrolling in November and December. Management was directed to have this continued for 4 hours a month staggering shifts between the morning and evenings.

- Bobby Scott (105 Tryon Court) wanted clarification to the purpose of the deputy patrols—speeding or security. He was informed it was for speed determent.
- Greg Piontek (616 Fairway Lakes Rd) expressed he represented 56 property owners that opposed these patrols.

Social Membership and Tennis Courts Future Survey – It was confirmed that we need to comprise a survey that can be sent out to all property owners soliciting input on this. B Pate and J McGovern agreed to take responsibility for crafting a survey.

Financial Update (added following meeting)- Treasurer Robert Moon reported that as of January 19, 2018, the Greenwood Co. Treasurer had a balance of \$404,317.43 in the Hunters Creek account which includes approximately \$200,000 in "new" 2018 Tax money received so far. As of January 23, 2018, the HOA Checking Account had a balance of \$11,789.57 which includes \$7,150.00 in 2018 HOA Dues money received from Abbeville County as of that date. Abbeville County typically sends in the majority of the HOA dues in early February.

Open Owner Forum:

- Cheryl Agnew Bell (205 Fairway Lakes Rd)- expressed her concern about the current shape of the tennis courts.
- Keith Lasure (320 Gentry Run) – Recommended that the Board consider additional sheriff patrols.
- Jodie Shelley (730 Fairway Lakes Rd)- suggested if tennis courts are not going to be utilized then they should be torn down.
- Bob Moon – Lake overflow pipe repair project expense has not been reimbursed by LS Capital B Culbertson requested an invoice from B Moon and he will follow through with it.

Meeting adjourned at 7:20 pm.