

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Hunter's Creek Clubhouse

March 14, 2017

Attendees: Michelle Karlovetz, Terry Cummings, Fred Zediak, Bruce Culbertson, Barry Brown, Robert Moon and Jimmy McGovern -- Wilson Bruce, Town & Country
There were 27 property owners also attending. Five company representatives from WCTEL Attended'

Meeting called to order at 4:00 PM with an official quorum being achieved.

WCTEL Presentation – They will begin around April 1st installing all the necessary cable for their full range of services. They will be marketing their various ranges of services to all homes in the community in the coming weeks.

Minutes from the February 9, 2017 Board Meeting were reviewed as they were already approved via e-mail.

Manager's Report – W Bruce presented his monthly report (**copy attached to minutes**). He also reviewed recent activities related to his company's monthly ride through inspections and compliance enforcement activities.

- **Lakes and ponds** – Bruce reported that the water level in the large lake was as high as it can reach due to the former golf course owner cutting and reducing the height of the overflow pipe. B Moon reported that Greenwood Metropolitan District would donate the necessary materials to repair this. The Association would need to hire a contractor to perform the work. **B Culbertson made the motion for Management to attempt to obtain approval from LS Capital and then hire a contractor to have this work to be performed. B Brown seconded. All approved.**

Discussion of LS Capital and Golf Course – There was open discussion of the various view points related to the golf course and its impact on the community.

- **M Karlovetz made the motion for Town & Country to proceed with sending out survey to all property owners seeking their input on a potential social membership. F Zediak seconded. All approved.**
- B Culbertson announced that Jonathan Grossman from LS Capital has agreed to meet with interested property owners next Tuesday, March 20th Details will follow.

Budget for 2017-2018 Discussion – B Moon discussed that Greenwood County was having a meeting tonight and he was to be present and prepared to submit our Association budget for their review. Attached is the DRAFT Budget which will need to be approved by the Association at our Annual Meeting this summer. **B Brown made the motion for us to submit this DRAFT budget acknowledging that it can be easily lowered if necessary later. M Karlovetz seconded. All approved.**

Open Owner Forum:

- An owner suggested these meetings be moved later in the day so working persons would have a better opportunity to attend.
- J Riddlehoover mentioned that he was not consistently receiving Town & Country's e-mails. W Bruce would investigate.

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- Utility trailers were discussed as they are prohibited per the Covenants. Discussion occurred related to an original idea of a storage lot for property owners could utilize for storage of trailers, RV's and boats. The BOD agreed to discuss and investigate the feasibility of such an amenity.

Executive Session – B Culbertson made the motion for the BOD to go into Executive Session. T Cummings seconded. All approved. 5:45pm

B Culbertson made the motion for the BOD to come out of Executive Session. R Moon seconded. All approved. 6:15 pm

R Moon made the motion for Town & Country to engage Ryan McCabe for approximately \$2,000.00 to respond to the legal suit and seek dismissal. M Karlovetz seconded. All approved.

Meeting adjourned at 6:25 pm.