

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Hunter's Creek Clubhouse

May 23, 2017

Attendees: Michelle Karlovetz, Fred Zediak, Bruce Culbertson, John Bost, Brad Pate, Barry Brown, Robert Moon and Jimmy McGovern -- Wilson Bruce - Town & Country
There were 13 property owners also attending.

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

Minutes from the March 14, 2017 Board Meeting were reviewed as they were already approved via e-mail.

Chairman Culbertson requested to alter the agenda in order to place the Social Membership vote at the first in case any attendees want to leave after this discussion.

Social Club Membership Meeting by Ballot – W Bruce reported Town & Country received a total of 302 ballots which represents a 66% return thus achieving a legal quorum. Out of all the ballots returned, a total of 195 were affirmative representing a 64.5% result. The majority of property owners have voted in favor of adopting this 1 year Social Membership.

R Moon made the motion that the Board enter an agreement with LS Capital for a 1 year Social Membership. LS Capital will invest money further into the club operation in attempt to make it better than when they purchased it. The POA is expecting to see improvements in pool furniture, golf course equipment and clubhouse operations. Existing pool members and full club members will receive a corresponding credit of the monthly social fee from the owner. The POA will pay the fee (\$30.00 per month per lot/\$360 annually per lot) to LS Capital on a quarterly basis (equal payments) with the first payment being made June 10, 2017. M Karlovetz seconded. All voted in favor.

Manager's Report – W Bruce presented his manager's report which included a report on recent ride through inspections. He reported that his company had not yet received a second bid for the repair of the overflow pipe structure in the large lake.

Budget for 2017-2018 Discussion – R Moon presented a recommended budget that was formulated by an Ad-Hoc Budget Committee made up of Robert Moon, Wayne Roland (non-board member), Michelle Karlovetz and Bruce Culbertson. **J Bost made the motion for the board to adopt this recommended budget. B Pate seconded. All approved.**

This budget will be presented to the property owners asking for their approval at the Annual Meeting.

Violations and fines discussion – W Bruce presented an additional draft for the board to consider. Comments, edits and changes were offered. W Bruce asked each director to take a week and study this draft and then send him any final suggested changes before his office will produce a final document for consideration.

Possible Storage Area Discussion – It was agreed that J Bost and B Brown will work together to explore possible sites for a possible fenced-in storage lot that could be used for storing boats, trailers and RV's.

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Amendment to By-Laws Discussion – This Draft was reviewed and changes and edits were offered. W Bruce asked each director to take a week and study this draft and then send him final suggested changes before he sends this to the attorney for final editing. It was agreed that this document will be made available for owners to review at the Annual Meeting.

Annual Meeting Discussion – It was agreed to hold this Tuesday, June 27th at 6pm and will be held again at Greenwood Christian School on Woodlawn Road

Open Owner Forum:

- An owner suggested we look into the Duke Power Street lights as they do not seem to illuminate adequately. Management was directed to contact Duke Power and investigate options.
- Speeding of vehicles again was brought up as a major concern.

J Bost made the motion for the POA to engage the Greenwood Sherriff's office to supply off duty officers to patrol 2 mornings and 2 evenings a week for 8 weeks, issuing tickets to offenders. B Culbertson seconded. All approved.

Meeting adjourned at 6:25 pm.