

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Hunter's Creek Clubhouse

August 14, 2018

Attendees: Bruce Culbertson, Thomas Pritchard, Michelle Karlovetz, Bob Moon, Ralph Layland, Jeanie Dean, Brad Pate and Barry Brown. Wilson Bruce with Town & Country

Absent: Terry Cummings

There were 28 property owners also attending.

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

Board Actions requiring ratification:

1. Establishment of newly elected directors' terms:

- 2 Year Terms June 2018-June 2020 Jeanie Dean, Thomas Pritchard, Ralph Layland
- 3 Year Term June 2018-June 2021 Robert (Bob) Moon

B Culbertson made the motion to adopt these. M Karlovetz seconded. All voted in favor.

2. Election of 2018-2019 Board Officers

- President – Terry Cummings
- Vice-President – Ralph Layland
- Treasurer – Bob Moon
- Secretary – Michelle Karlovetz

B Brown made the motion to elect these. T Pritchard seconded. All voted in favor.

East Coast Golf Presentation -- Mike Buccerone shared what has been happening over the past month. He gave to the Board a 2018 Capital Spending Plan for consideration. **B Culbertson made the motion to form an Ad-Hoc Committee (Capital Expense Committee) made up of the following six persons: a male & female golfer, a male & female non-golfer, a person from East Coast Golf and a representative from the Board. B Brown seconded. All voted in favor.**

B Moon expressed concern about the large lake and East Coast plans to maintain it. W Bruce reminded everyone that the contractor that made the repair to the overflow pipe last year, cautioned us that his repair was a short-term fix and plans need to be made for a permanent repair. W Bruce was asked to seek a proposal for an annual aquatic weed contract on behalf of East Coast.

Architectural Control Update:

- B Brown provided a report updating current houses under construction, new house lots that have been approved for construction and approved new swimming pool projects (**copy is attached to minutes**).
- W Bruce provided an update on the status of 102 Isabella Court. There are three attorneys involved and the bank may be scheduling a second foreclosure sale.

Financial Update – B Moon presented an updated Balance Sheet as 8/13/18 (**copy is attached to minutes**).

Management Update:

- W Bruce reviewed the most recent inspection report conducted by Town & Country.

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- W Bruce confirmed that his office had bound new insurance policies with increased coverages at a combined annual premium of \$9792.00.
 1. Property and General Liability - Philadelphia
 2. Crime - Federal
 3. Umbrella – Fireman’s Fund
 4. Directors and Officers – Federal
 5. Workers Compensation - Hanover

Speed Control discussion – B Culbertson updated everyone that the Sherriff Department would continue to strategically place their speed-monitoring device in the neighborhood. Several people voiced concern about the speeding and supported staying the course and having law enforcement issue tickets to speeding vehicles.

Other Issues:

- W Bruce and T Cummings have agreed to sit down with representatives of Queens Court to discuss some of their concerns.
- The Board agreed to have an Audit done this year following the adoption of the Amended and Restated By-Laws and conduct a Review the following two years.
- It was agreed we should begin to place our financial reports on the Association’s website if a Member’s Only/Secured side of the site could be established.
- At the next Board Meeting (October 16th) the following items will be placed on the agenda;
 1. Year 3 capital brought forward to year 1
 2. Speed control
 3. Vacant lot maintenance policy
 4. Vehicles parking along street side on a regular basis
- **Lawn Contract** – Town & Country was directed to formulate a Scope of Work along with a RFP, and put this contract out for bid beginning with the January 2019 contract period.

Open Owner Forum:

- Cheryl Agnew Bell (205 Fairway Lakes Rd)--expressed her concern about the trees on the golf course property (Hole #7 Willow Course) that are behind 301 Fairway Lakes Rd. She also had concerns about the various bridges on the golf course in poor shape and posing danger.
- Paul Karlovetz (401 Oakmonte Cir.) – expressed concern about vacant lots not being cut and maintained.
- Rick Patton (114 Culbertson Ct.) – expressed concern about vehicles parked along the street causing hardship and danger for vehicles passing by. The BOD should use a resolution to address this.
- John Fisher (202 Rivers Run) – had comments related to how the Capital Money would be used.
- Jeff Meredith (307 Fairway Lakes Rd.) – expressed concern about how poorly the roadside grass was being maintained along Woodlawn Rd. (Hole #5 Maple Course). He also is concerned about the new builder R. T. Bailey, possibly not building new homes at a level of quality consistent with the neighborhood. He additionally is worried about the Board sending letters out to owners who have RV’s and boats parked in their driveway but not to owners who have utility trailers on their property. He also voiced support to demand of Southern Land Development for them to maintain their lots/parcels to the same level as any other lot owner is expected to do
- Rick Rembiszs (106Rivers Run) – expressed disappointment that the Association was not addressing the lack of a storage lot for boats and recreational vehicles.

Meeting adjourned at 7:35 pm.