

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Hunter's Creek Clubhouse

August 2, 2017

Attendees: Michelle Karlovetz, Fred Zediak, Bruce Culbertson, John Bost, Brad Pate, Jimmy McGovern and Terry Cummings -- Wilson Bruce with Town & Country
There were 17 property owners also attending.

Meeting called to order at 4:02 PM with an official quorum being achieved.

Minutes from the June 27th Annual Meeting were reviewed and approved. All directors felt the meeting ran smoothly. The upcoming Town Hall Meeting scheduled for Thursday, August 10th was discussed. It was agreed to avoid conflicting with Thursday night activities in the clubhouse, this meeting should be moved up one day to Wednesday, August 9th.

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

- Recent ride through inspection report was discussed.
- Management is requesting the Board to develop and adopt a set of Architectural Guidelines to help clarify some specific issues such as the submittal process for making improvements, yard and tree art, satellite dishes, solar panels and establishing criteria for a well maintained yard. It was agreed that an Ad-Hoc Committee would be formed to address this document. Terry Cummings volunteered to serve as Chairman and a representative from the ARC will also serve. From the property owners attending John Riddlehoover and Ronnie Herrin volunteered to also serve.
- T Cummings recommended the Board needs to begin to develop a Master Plan for the Association.
- **Large lake overflow pipe repair project** – estimates were reviewed, it was agreed to consider awarding this project to Open Door Construction. B Culbertson will approach LS Capital about sharing in the cost of making this repair.
- **Woodlawn Entrance Wall Project** – W Bruce confirmed that the estimate from Life Time Group was still a good one. **J McGovern made the motion to award this project to Life Time for \$5,460.00. T Cummings seconded. All voted in favor except F Zediak who opposed.**
- W Bruce shared the results of the second Sheriff Patrol in the community during the period of July 10-21. Citations were issued to 33 drivers of which 25 were Hunters Creek residents.
- **Street Lights** – Management had been asked to investigate costs for upgrading the Duke Energy street lights to improve illumination and efficiency. It was agreed that the price increase did not make this feasible at this time. It was agreed to shelve this idea for now.
- **Yard waster disposal by Abbeville County residents** – Management was directed to obtain estimates from contractors for once a month yard waste pick-up and disposal and the board will discuss at next meeting.
- **Avid Road Curb Repair Project** – **J McGovern made the motion to accept the low bid from Rod's Masonry and award them the job for the price of \$3,300.00. T Cummings seconded. All voted in favor.**

By-Laws Discussion – There was several suggestions offered from the property owners attending.

- Consider adding a definitions section
- Inserting requirement for dual signatures on checks written in excess of a specific dollar amount.

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Development of a Violation & Fine Process Discussion – The 4th draft of the proposed Violations and Schedule of Fines & Procedures was reviewed. **T Cummings made the motion to approve and adopt this document and policy. M Karlovetz seconded. All approved.**

Town & Country will draw up a Board Resolution in order to memorialize this action along with a letter introducing this new policy and procedure providing 30 day notice to all residents.

Possible Storage Area Discussion – J Bost and B Brown have been working together to explore possible sites for a possible fenced-in storage lot that could be used for storing boats, trailers and RV's. One area identified is along the left side of Hunters Creek Blvd. as you enter off of Highway 72 West. They will have discussions with Southern Land Development about this acreage. This continues to be a concept only as there are many more details that must be investigated.

Open Owner Forum:

- Various property owners had questions and concerns about the effectiveness of the recent Sheriff Patrols (Jack Mitchell 414 Hunters Creek Blvd.), the commitment being shown by LS Capital (Paul Karlovetz 401 Oakmonte) and the Social/Summer Pool Membership (Ralph Leyland 105 Chipping Ct.).
- Ralph Leyland (105 Chipping Ct.) asked the Board if they had a long range plan to secure a local owner of the golf course.
- Mike Foody (125 Tryon Ct.) suggested we should continue utilizing the Sheriff Patrols.
- LS Capital Discussion – There is obvious much discontent from the Board and the Property Owners due to the lack of progress and accomplishments. It was agreed that B Culbertson will seek to obtain monthly updates from LS Capital including what has been done and what they plan to be doing in the coming weeks.

Meeting adjourned at 5:50 pm.