

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Harris Baptist Church Social Hall

Tuesday, September 10, 2019

Attendees: Terry Cummings, Michelle Karlovetz, Barry Brown, Jeanie Dean, Ralph Layland and Bob Moon. Wilson Bruce with Town & Country

There were approximately 35 property owners also attending.

Meeting called to order by Chairman Ralph Layland at 6:03 PM with an official quorum present.

New Board Officers – M Karlovetz made the motion to accept the following officers for the current term; R Layland-President, J Meredith-Vice President, M Karlovetz-Secretary, B Moon – Treasurer. T Cummings seconded. All voted in favor.

Financial update – B Moon presented the most recent report dated 9/10/19. (**Financial Report is attached to these minutes**). He also informed the group that we had received a check for \$21,000 from an old bank account that Southern Land Development oversaw for the HOA. Additionally, Moon reported that the annual audit was almost completed.

Golf Course//LS Capital Update

- R Layland spoke on behalf of B Culbertson, reporting that communications with LS Capital was still very sporadic. They had communicated they were listing for sale the entire package of properties with Bubba Harvin — golf course, clubhouse, pool & tennis courts for 3 million dollars.

Legal update:

- **102 Isabella Court Update** – Bruce reported the attorney had completed the final draft of the settlement agreement and it was being sent to other parties for their execution.
- **Proposed amendment to bring the Architectural Control Committee under the Board's authority** – Management had been directed to have legal counsel draw a draft amendment addressing this. A copy was given to each director for his or her consideration.

Inspections and Compliance:

- A copy of the recent inspection was distributed. These monthly ride around inspections are now including representatives from the board.
- Bruce informed the board that several of the sub-association enclaves were in need of some work; 18 Queens Court and Foxchase

DRAFT Architectural Guidelines – These have been reviewed by legal counsel and have now been given to the Board. It was agreed that an Ad-Hoc Committee be formed to vet these. The following volunteers were appointed; Terry Cummings, Michelle Karlovetz, Eldon Hodges & Jeff Meredith.

Open Owner Forum:

- Olita Burdette (108 Lacy Court) – the storm debris is not being picked up by Greenwood County inside 18 Queens Court and she would like help in getting LS Capital to clean-up the pond on Hole 9 on the Maple Course. T Cummings agreed to volunteer and try to address.

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- Cheryl Bell (205 Fairway lakes Road) – She wanted to understand why Southern Land Development was allowed to park their tractor and bush hog on the corner of HC Blvd. and tally Ho. B Brown agreed to contact SLD.
- Gary Odum (134 Hunters Village Drive) – He expressed concern over the height of the grass on some of the parcels owned by LS Capital. He also wanted to know if the Board had tried to work out a deal with LS Capital for a joint effort to maintain the golf course property.

It was agreed T & C would seek estimates for a one time cutting of the entire golf course and its surrounding common properties (to be done in late Fall) for the Board to consider.

B Brown made motion to adjourn the meeting at 6:46 pm. T Cummings seconded it. All voted in favor.