

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Hunter's Creek Clubhouse

October 10, 2017

Attendees: Fred Zediak, Bruce Culbertson, Jimmy McGovern, Bob Moon, Terry Cummings and Barry Brown – Wilson Bruce with Town & Country
There were 16 property owners also attending.

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

Minutes from the August 2nd Board Meeting **were already approved via e-mail**

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

- Recent ride through inspection report.
- **Large lake overflow pipe repair project** – This project is complete and LS Capital will be reimbursing the POA for this expense. The contractor (Open Door Construction/James Hughes) has made it clear that this repair is only a temporary fix and the entire pipe needs replacing soon.
- **Yard waste disposal by Abbeville County residents** – Town & Country has confirmed that Greenwood County will not provide this service even for a fee. W Bruce suggested residents living in Abbeville County to petition Abbeville County for this service.
- **Avid Road Curb Repair Project** – Rod's Masonry has completed their work. Now we need to make arrangements to have the asphalt repaired. Town & Country has confirmed that this section of Avid Drive was never turned over to the Association and subsequently to Greenwood County. As a result, the County does not provide maintenance on this upper segment of Avid Road. This property is owned by Southern Land Development. B Brown agreed to have a discussion with the owner about possibly addressing these repairs.
- Management made a request for the Board to adopt a website/social media policy to regulate the use and communications that are placed on the association's website.
- **Christmas Drop-In** – The Board selected Sunday, December 10th as the preferred date for this year's HOA gathering. The second date would be December 3rd.

By-Laws Discussion – W Bruce reviewed the feedback from the attorney to all the suggested edits and changes that had been compiled and forwarded to them for consideration. These were gathered from the Town Hall Meeting as well as from e-mails, calls and personal visits from property owners.

It was agreed that a few items need to be run by the attorney again, specifically;

- **Consider some better method of transitioning of board member elections at the first Annual Meeting following the adoption of these By-Laws to ensure some continuity.**
- **Addressing the Chairman of the ARC as an automatic member of the board to be consistent with the Covenants.**

Following the attorney's revisions and the Board's approval, we will proceed with a vote by mail-in ballot soliciting affirmative votes for adoption.

Architectural Guidelines Ad-Hoc Committee report- T Cummings reported that he has gathered six versions from other communities but the committee had not yet been able to meet.

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Social Membership Evaluation after the 1st pool season discussion – It was agreed that the summer season got off to slow start with a lack of poolside chairs and poor cleanliness of the bathrooms. Following the change in LS Capital representation in mid-July, we began to see positive improvements – new chairs, clubhouse bathrooms being remodeled and the floor covering on the covered outside porches will be replaced soon. Several residents voiced the following:

- We need to raise our expectations for 2018
- Have a food discount as a part of the program
- Address the tennis courts in some manner

It was suggested that a survey be conducted to gauge residents' possible interest and their use of the tennis facility if it was available.

Possible Storage Area Discussion – B Brown reported that there is not any potential acreage within the community except for the area 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. It was suggested that we attempt to work out a partnership with a storage facility nearby whereby residents would be given a discount.

It was suggested that a survey be conducted to gauge residents' possible interest and their use of a storage lot if it was available.

Utility Trailers parked in yards discussion – The Architectural Guidelines Ad-Hoc Committee will take this issue and study implications of a possible change in our current Covenants. Carroll Burch will assist this group to include distinguishing differences in utility and service trailers.

Speed Control discussion – Following much discussion, **B Culbertson made the motion that the POA engage the Sheriff patrols for 4 hours a month, randomly patrolling during busier times -7-9 am and 4-6 pm. T Cummings seconded. All voted in favor.**

Open Owner Forum:

- Various property owners had comments related to the Sheriff Patrols: T Jenks (111 Oakmonte Cir) recommended stopping anyone driving and using their cell phones, W Tatko (618 Fairway Lakes Rd.) suggested addressing underage driving of golf carts.
- J Babb (309 Oakmonte Cir) suggested the Association use the money we already have and purchase the land and establish a storage lot fenced in with security as an amenity for all property owners.

Meeting adjourned at 5:34 pm.