

# Hunter's Creek Plantation

## HUNTER'S CREEK POA BOD MEETING

Harris Baptist Church Social hall

February 19, 2019

**Attendees:** Terry Cummings, Bruce Culbertson, Michelle Karlovetz, Bob Moon, Brad Pate, Jeanie Dean and Ralph Layland. Wilson Bruce with Town & Country

There were approximately 60 property owners also attending.

**Meeting called to order by Terry Cummings at 6:00 PM with an official quorum present.**

### **Management Report:**

- W Bruce reviewed the most recent inspections performed by Town & County in January.
- Town & Country has received one bid from Outdoor Lighting Services for the up lighting of the ornamental trees on both sides of the road as you enter from Woodlawn Road. The price is \$3,566.90. Additional estimates are being pursued.
- There was nothing new to report related 102 Isabella Court. Bruce expects an update from the attorney by the end of this week.
- Town & Country's Office has received two complaints from residents about dog waste being left on their personal lawns from neighboring dogs. This is an issue between neighbors and possibly one to report to Animal Control if it persists.
- Bruce recommended to the Board to form an Ad-Hoc Committee to study and address the roads inside the community. The County does not act upon our notification of concerned sections of the roads and it would be more effective if members of the Association were studying this and reporting it. The board is seeking homeowners interested in serving on this committee. If you are interested, please contact Town & Country.

**Financial Update** – B Moon presented an updated Balance Sheet as 2/19/19 (**copy is attached to minutes**).

**Architectural Control Committee Update:** B Brown was not present and therefore there was no report. Cummings would like Brown to submit his report so it could be included with the minutes. It was noted that the attorney was in the process of reviewing the NEW proposed Architectural Committee Guidelines.

### **Golf Course/Clubhouse properties/LS Capital Update**

- Board representative B Culbertson reported that there had been no further communications regarding LS Capital pursuit of a conservation easement. They did inform the BOD they were taking steps to separate the clubhouse, swimming pool and tennis courts and have a local realtor list them for sale.
- T Cummings reported that the two interested parties, have both indicated they were not going to make any offer.
- Cummings said legal counsel has recommended a Declaration/Covenant Amendment be drawn up for the entire membership to vote on. It would give authority to the Board to fund legal action, against LS Capital if they were to attempt to change the use of the course.  
**T Cummings made a motion to authorize legal counsel to create an amendment for this purpose and to submit to the membership for voting. B Moon seconded. All voted in favor.**
- Conservation Easement discussion – T Cummings has contacted an environmental attorney to understand the requirements of such an easement and how it works. He also has made contact with

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the SC Land & Water Group out of Columbia. They are willing to come and address the Board on all matters concerning a conservation easement. No action taken at this time.

- Cummings informed everyone that attorney E Grote had come to Greenwood and met with Greenwood County Planner Phil Lindler to study the original PDD documents.
- Following our demand letter to LS Capital requesting a refund for the December 2018 Social Membership fee, they have replied and agreed to do this if the Association will provide a release. **T Cummings made a motion to have the attorney draft a stringent release. B Moon seconded.** Discussion followed and there were numerous comments from the floor:
  1. Scott Shirley opposes any sort of a release and he feels the Association should file suit against LS Capital and to protect against any change in use of the golf course.
  2. Toby Frost suggest not issuing a release and to place a line on the golf course.
  3. Wayne Roland opposes supplying a release and believes the only real option is a class action suit.
  4. S Shirley suggest we must consider a class action suit for breach of contract.

**B Pate suggested the motion on the floor be removed. M Karlovetz seconded. All approved.**

## **Open Owner Forum:**

- P Karlovetz (401 Oakmonte Cir.) – asked how much do we actually know about LS Capital and suggest we do some in-depth research on them.
- Jeff Meredith (307 Fairway Lakes Rd.) – The PDD was set up by Southern Land Development and he believes they are the only one who can institute any change of usage. The Board will have legal counsel research this and offer their opinion.

**B Culbertson made the motion to adjourn the meeting at 7:06 pm. M Karlovetz seconded it. All approved.**