

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Harris Baptist Church Social hall

Tuesday, April 9, 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 40 property owners also attending.

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

New Director appointed – B Culbertson made the motion to appoint Jeff Meredith to fill the remaining term vacated by Tom Pritchard. R Layland seconded. All approved

Management Report:

- W Bruce reviewed the most recent inspections performed by Town & County earlier this month.
- Town & Country has received a 2nd bid from Watterson Electric for the up lighting of the ornamental trees on both sides of the road as you enter from Woodlawn Road. The price is \$4,395.00. The 1st estimate was from Outdoor Lighting and was \$3,566.90. Either option would require underground boring and we anticipate this not to exceed \$750.00. **T Cummings made motion to award this to Outdoor Lighting. M Karlovetz seconded. All approved.**
- 102 Isabella Court update - Bruce reported the attorney filed a motion to Stay Distribution of Insurance Proceeds on 3/25/19. We are now awaiting a date to have the Motion heard in hopes of having an Order granting the stay until the Association's claims have been resolved.
- Roads update:
 1. Southern Land Development, owner of the later section of Avid Road, is not willing to make the suggested repairs.
 2. Bruce again recommended the formation of an Ad-Hoc committee to hopefully begin efforts to have the County make needed repairs to various section of roads within the community. M Karlovets agreed to chair this effort and Cheryl Agnew Bell volunteered to participate.

Financial Update – B Moon presented an updated Balance Sheet as 4/8/19 (copy is attached to minutes).

Architectural Control Committee Update: B Brown was not present and therefore there was no report.

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.
- Cummings distributed to directors a Declaration/Covenant Amendment from legal counsel for the entire membership to vote on. It would give authority to the Board to use existing assessment funds legal action, against LS Capital if they were to attempt to change the use of the course. Board is asked to review and approve the proposed amendment which will then be mailed to all owners for their voting.
- Conservation Easement discussion – T Cummings has made contact with the SC Land & Water Group out of Columbia and he presented their proposal. It was agreed that they would be invited to address the board at the next called meeting.

Hunter's Creek Plantation

Open Owner Forum:

- Several folks expressed continual dissatisfaction related to the slow progress of construction at 302 Hunters Creek Blvd. It was suggested the Board have Management begin fining if it is warranted.

T Cummings made the motion to adjourn the meeting at 6:52 pm. M Karlovetz seconded it. All approved.