

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING

Harris Baptist Church Social hall

Monday, June 3, 2019

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

There were approximately 100 property owners also attending.

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

The minutes from the Board Meeting April 9, 2019 were approved via email.

Nominating Committee – Jeff Meredith reported that Sam Davis (104 Covey Court) and Carole Tellier (410 Rivers Run) were joining him to form the Nominating Committee.

Golf Course//LS Capital Update

- Board representative B Culbertson reported that LS Capital had confirmed with him that they are planning to convert the course to a Conservation Easement.

102 Isabella Court Update - Cummings reported that he participated, along with POA legal counsel and representatives from SLA Mortgage and Wells Fargo and their respective attorneys, in a teleconference settlement meeting. Nothing was resolved and it would appear mediation is likely.

Presentation from South Carolina Land & Water Improvement Group – Representatives Kip Dillihay and Tucker Creed shared their experience and discussed aspects of a potential conservation easement conversion. Such a voluntary conversion places restrictions for future use. The BOD shared that some preliminary discussions with LS Capital indicated the POA may possibly be issued “a seat at the table” to participate in decisions. The Board will seek to obtain more details related to this.

Open Owner Forum:

- J Mitchell (404 HC Blvd.) – we need property owners to commit to being golf members in order to support a club and to help make it viable for a potential buyer. He also expressed concern regarding young people driving golf carts without licenses and unsupervised.
- R Rembisz (106 Rivers Run) – He suggested the POA assess every owner \$1,200.00 annually in order to raise funds to purchase the golf course.
- J Davenport (204 Dustin Way) – it appears the golf course is gone and we now need to focus our efforts and energy on the future use.
- S Shirley (102 Legend Court) – he hypothetically asked those attending would you support the POA purchasing the clubhouse, pool & tennis courts and over 75% raised their hands.
- J Bost (116 Hunters Creek Village) – We need to now forget the golf course and move toward buying the remaining amenities and build support for them.
- T Frost (326 Gentry Run) – He indicated there is a group of homeowners currently working on a proforma for operating the golf club.
- V Whitt (115 Oakmonte Circle) – We need to make the clubhouse and amenities more accommodating for teenagers and young families.

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- J Lippens (129 Tally Ho) – She asked what shape can a conservation easement take? We need to come up with a plan the POA can support.

T Cummings adjourned the meeting at 7:21 pm.