

Hunters Creek POA
Executive Session Meeting Minutes (April 14, 2020)
Via Teleconference due to COVID-19

Attendees (Board): Bruce Culbertson, Terry Cummings, Robert Moon, Ralph Layland, Jeannie Dean, Jeff Meredith, Michelle Karlovetz & Barry Brown

Non-Attendees (Board): Brad Pate

Attendees (Management): Wilson Bruce

Meeting began at 4:03pm.

Proposed Amendment bring the Architectural Control Committee under the authority of the Board of Directors – After receiving a legal opinion, the Board wants to proceed with a proposed amendment. Director Cummings and Meredith have both been engaged in making edits and changes to the draft presented by our legal counsel. Changes were discussed and debated, and the following directors were in favor of having Cummings and Meredith craft a final version for the Board to endorse (Culbertson, Cummings, Dean, Karlovetz, Layland, Meredith & Moon). Director Brown was not in favor.

102 Isabella Court Update – Bruce informed the group that the house was finally demolished over this past weekend. He has submitted pictures with a list of remaining issues needing addressing before the POA signs-off. Pictures have been sent to Attorney Giovanoli.

Discussion of the Storm Drainage Easement between Rivers Run & Tryon Court – Bruce informed that he had communicated with Tim Burke that the BOD unanimously agreed to not accept the donation of this easement however, they do expect SLD to proceed with correcting this issue. Brown shared that Kenny Anderson indicated the method to correct the issue would impact any properties abutting the drainage easement ditch and he was concerned about their possible reactions.

Other Topics:

- **Finances** - B Moon reviewed the Balance Sheet as of 04/13/20 (**attached to these minutes**). Moon also urged the BOD to consider appointing members to a Budget Committee for formulating a proposed budget for 2020-2021. T Cummings and B Culbertson offered to help and Wayne Roland will be asked.
- **ACC Report** – B Brown shared that his committee had received 5 new house start submittals. They were: 101 Dorsey Ct., 102 Chauncey Ct., 415 Rivers Run, 417 Rivers Run and Lot 9 Section S Oakmonte Circle.
- **Woodlawn Road Entrance Stucco Project Update** – Bruce informed the BOD that Management was attempting to investigate and qualify the lettering portion of the Life Time Group's estimate. It is important we ensure we are replacing with a similar product.
- **Nominating Committee update** – J Dean reported she had Carole Tiller and Judi Foody agree to serve along with her on this committee. They have had numerous owners decline to be nominated and she was still awaiting to connect with Gary Odom. Kyle Scates has agreed to serve if nominated. This committee will have confirmed names for Board endorsement at next meeting.

Next Board Meeting – Next Board Meeting via teleconference will be Tuesday, April 28th at 4pm. The two primary agenda items will be finalizing the proposed amendment and Nominating Committee's slate of names. **Adjournment was at 5:18 pm. Motion made by M Karlovetz and seconded by T Cummings. All approved.**