

Hunters Creek POA
2022 Annual Meeting Minutes
June 14th, 2022 – 6pm
Town & Country Community Association Management

Welcome & Quorum

Granger Smith announced that a Quorum had not been achieved with only (186) out of (488) Lots represented as either attending in-person, or turning in a Proxy. The meeting was briefly adjourned, and called back to order with the new, 20% Quorum Percentage now being reached – per the Hunters Creek By-Laws.

Green Space Discussion

Tripp Padgett was given permission, by the Board of Directors, to present a few options for the ownership to consider in regard to purchasing the Green Space – previously the Golf Course. For more information on these presented ideas, you can either email him directly at keephcgreen@gmail.com or visit the Facebook Group “Hunters Creek Green Space”.

Financial Review

Terry Cummings presented the Balance Sheet and Profit & Loss Statement, both compiled through Dorn, Dempsey, & Associates Accounting Firm and reconciled as of May 31st, 2022:

Checking Account - \$41,894.20

Reserve Account - \$488,220.76

Mr. Cummings also presented the 2022-2023 Annual Budget that was provided to all owners. He informed the audience that the \$350 Annual Assessment Rate will remain in effect for the 2022-2023 year.

Board of Directors Election

Granger Smith announced that (3), Three-Year Board Positions were expiring as of the Annual Meeting (Bruce Culbertson, Terry Cummings, & Michelle Karlovetz). He informed the audience that (4) Owners had submitted Nomination Forms and would be up for election. The (4) Nominees were then given the opportunity to speak to the audience before voting occurred. Ballots were distributed to the audience, and a secretive, balloted election was held. After Town & Country’s tally of the votes, the (3) names receiving the most votes were: *Greg Piontek, Jeff Lippens, and Timothy Wren. They will serve until the 2025 Annual Meeting.*

Year-In-Review

Terry Cummings, Michelle Karlovetz, and Bruce Culbertson informed the audience of the numerous projects that the Board had undertaken during the 2021-2022 Fiscal Year. These projects included:

- Lawn Care Turn-Over
- Entrance & Enclaves Landscaping Upgrading Projects
- Street Lighting Upgrades – LEDs & Pole Painting
- Developer Change – Transfer of Declarant Rights

ACC Update – Amendment Effort Presentation & Consideration

Terry Cummings reviewed the recently failed ACC Amendment Effort from 2020. He went over what the Amendment entailed, and why it may have failed (Covid, Too much Information, etc.). After explaining the details within the Amendment (placing the ACC under the Board's authority rather than the Developer), he asked for a commitment of support by a show of hands to re-attempt this amendment change. A majority of owners' hands were raised.

Decorative Street Sign Presentation

Michelle Karlovetz presented the Board's research on newer, Decorative Street Signs. After an explanation of upgrading the aesthetics throughout the neighborhood and the price of purchasing these signs, a show of hands was taken to gauge the support level of the ownership. Most owners kept their hands down, so the Board agreed not to pursue this any further.

Street Light Presentation

Bruce Culberston gave a very detailed account of the work that has been done between Duke Energy and himself, Gary Odom, and Jeff Meredith to ensure upgraded lighting throughout the neighborhood. He explained that, eventually, all Hunters Creek Street Lights will be converted to LED power-base. Duke Energy has also painted all poles Black in color.

Entrance Security Cameras Discussion

Michelle Karlovetz informed the audience that new Flock Security Cameras had been installed at all (3) Main Entrances. She explained that the purpose of these cameras will be to catch any vandals/perpetrators of criminal activity within the Hunters Creek neighborhood by identifying vehicles. The images that these cameras record will only be accessible by Greenwood Sheriff/Police Departments, as well as a designated Board Representative. Abbeville County Authorities are also in an Agreement with Greenwood County Authorities to share any pertinent information that may pertain to them as well.

Open Owner Forum

- Susan Greenfield – Suggested updating the Christmas Decorations for all of the Entrance and Enclaves. The Board will consider this as this season approaches.
- Gerald Witt – Addressed new Construction Site Run-Off that had happened 2 weeks prior to the meeting. RT Bailey's crews remedied the situation within a timely manner.
 - He would like the Board to address the Vehicle Speeding Issue again with some sort of physical barrier to prevent this. Michelle Karlovetz responded that Greenwood County owned the roads, and they would not/have not allowed for Speed Bumps to be installed. She did inform the audience that Greenwood Sheriff's Department had begun their random patrols for Speeding Violations throughout the neighborhood.
- Ansel Meadors – Mentioned the Speeding as well as Street Parking along some of the neighborhood's blind curves.

- Clifford Monda – Asked the Board how they planned to pursue the Green Space initiative that was brought up by Tripp Padgett earlier in the meeting. The Board responded by reminding the audience that this was not being pushed by the Board itself – rather Private Owners. The Board suggested that all owners interested in learning more and communicating directly with Tripp should email the keephcgreen@gmail.com email address, or visit the Facebook Page “Hunters Creek Green Space” to learn more.
- Todd Bailey also suggested that the POA should have purchased the Clubhouse and its Facilities to maintain control over what is done on this property. He also stated that the cost involved in building on the large majority of the course property would be financially prohibitive and is, therefore, not likely to occur. It was also noted that the PPD would have to be changed.
 - Bruce Culbertson informed the audience the citations had been issued to LS Capital (Golf Course Owner) by Greenwood County regarding the disrepair of the Clubhouse and its Facilities. There is currently a legal battle ongoing between the (2) entities concerning this item.
 - Todd Bailey proposed that a Conservation Easement was an idea to revisit with these areas as well.
- Michael Putnam discussed the disrepair that a large majority of the Green Space Facilities were currently in, and how taking ownership of these lands through the presented Green Space idea would involve large sums of money being invested into them. He suggested that more information be presented regarding all aspects of the Green Space proposal, and that engineers become involved to perform due diligence in terms of the potential liabilities involved with such a pitch.
 - He also commented to the audience that the POA Board needs to pursue the ACC Amendment Effort, discussed earlier in the meeting, to give the Association representation amongst this committee.
 - Terry Cummings responded that the Board will research new communication methods with the community for input and direction.
- Margaret Hines issued concern about the Road Conditions. Bruce Culbertson responded that Hunters Creek was on Greenwood County’s “To-be-Paved” list. The Board is unsure of their timeframe to have this completed. It is a possible 3-5 year wait.
- Tim Keppler would like for the Board to look into Sidewalk Repairs along Rivers Run.

Adjournment

Michelle Karlovetz made a motion to adjourn the meeting. Bruce Culbertson seconded the motion, and the meeting was adjourned at 8pm.

Meeting Minutes respectfully submitted by Granger Smith, CMCA of Town & Country Community Association Management.

Flock Safety Community Outreach

Hunter's Creek has partnered with Flock Safety, a national neighborhood security provider that specializes in community safety through the use of license plate reading cameras. License plates are the #1 piece of evidence that police request in the case of criminal activity such as home and car break-ins. Flock Safety's cameras are entirely self-sufficient; they are solar-powered and send footage via mobile technology to a secure cloud-based network unique to our community. The cameras record footage but also have both day and night-time capability to read and record license plates that pass through our community.

Privacy is a top concern for Flock and Hunter's Creek. The footage and data that is collected is automatically deleted after 30 days and is accessible only by limited members of the board. In the event of a crime, access can be shared and footage can be downloaded and stored by either the community or local authorities.

Despite this technology, it is just a camera. The #1 way to deter crime is a responsibility we each own individually: lock your doors and keep your valuables out of sight. We are fortunate to live in such a safe neighborhood, but we believe that this service will both further deter mischief crimes and provide a valuable resource to our residents.

What we recommend:

1) Hunter's Creek encourages you to register to our community's SafeList. It's up to you whether you provide your actual name, but by registering your license plate, we will know that your vehicle belongs to a resident when sorting through footage in the event of a crime. You can add any vehicle that you own or that frequently visits your home. The link to the secure Safelist site is: <https://users.flocksafety.com/resident/register/37bdd5d5-c9f4-4b4f-a293-c03830403bdaorn>

Check out this [PowerPoint](#) for instructions.

2) If you are the victim of a crime, please report it first to the police department. Then, you can send an email to any member of our Board and we can help provide footage or provide access to you or the detective assigned to the case.

3) Wave and smile to your neighbors and continue to make Hunter's Creek an incredible place to live!

Considerations:

- The existence of Flock Safety cameras should NOT be relied upon by any individual for safety or security. Individuals are encouraged to take additional precautions to ensure the safety of their property.
- Hunter's Creek and Flock Safety are NOT law enforcement agencies and are not in a position to undertake law enforcement activities. Any illegal activity should be reported to law enforcement immediately for investigation.

	<u>2022-2023</u>
	<u>Annual Budget</u>
Ordinary Income/Expense	
Income	
601 · Member Dues - Greenwood (441)	\$ 154,350.00
602 · Member Dues - Abbeville (42)	14,700.00
603 · Misc Income	-
Total Income	<u>\$ 169,050.00</u>
Expense	
713 - Property Management Fees	\$ 20,000.00
758 - Insurance Expense	13,000.00
765 - Accounting Fees - Dorn & Dempsey	3,600.00
765.1 - Audit & Review Fees	12,700.00
766 - Legal Fees	20,000.00
767 - Greenwood County Collection Fees	4,400.00
768 - Miscellaneous Expenses	10,000.00
769 - Architect Fee	5,000.00
770 - Office Supplies & Postage	6,000.00
774 - Post Office Box Rental	110.00
776 - Storage/Rent Expense	950.00
778 - Repairs and Maintenance	1,000.00
778.1 - Fountain Maintenance	2,000.00
778.2 - St. Andrews Monument Repairs	4,000.00
779 - Landscaping and Groundskeeping	85,000.00
779.1 - Phase 3 Entrance Beautification	15,000.00
795 - Utilities- CPW	12,500.00
796 - Utilities - Duke Energy	40,000.00
Total Expense	<u>\$ 255,260.00</u>
Net Ordinary Income (Loss)	<u>(86,210.00)</u>
Budget Deficit	<u>\$ (86,210.00)</u>

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06/07/22

Accrual Basis

Hunters Creek Property Owners Association
Balance Sheet
As of May 31, 2022

	<u>May 31, 22</u>
ASSETS	
Current Assets	
Checking/Savings	
100 - County Bank Checking	41,894.20
101 - Greenwood County Account	488,220.76
Total Checking/Savings	<u>530,114.96</u>
Total Current Assets	<u>530,114.96</u>
TOTAL ASSETS	<u><u>530,114.96</u></u>
LIABILITIES & EQUITY	
Equity	
512 - Retained Earnings	541,654.54
Net Income	-11,539.58
Total Equity	<u>530,114.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>530,114.96</u></u>

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06/07/22

Accrual Basis

Hunters Creek Property Owners Association
Profit & Loss Budget Performance
 July 2021 through May 2022

	Jul '21 - May 22	Budget	\$ Over Budget	Jul '21 - May 22	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
601 - Member Dues - Greenwood	150,466.50	141,487.50	8,979.00	150,466.50	141,487.50	8,979.00	154,350.00
602 - Member Dues - Abbeville	14,700.00	13,475.00	1,225.00	14,700.00	13,475.00	1,225.00	14,700.00
603 - Misc Income	1,863.42			1,863.42			
Total Income	167,029.92	154,962.50	12,067.42	167,029.92	154,962.50	12,067.42	169,050.00
Expense							
713 - Property Management Fees	15,298.35	18,333.34	-3,034.99	15,298.35	18,333.34	-3,034.99	20,000.00
758 - Insurance Expense	12,788.19	11,916.68	869.51	12,788.19	11,916.68	869.51	13,000.00
765 - Accounting Fees	4,743.70	5,500.00	-756.30	4,743.70	5,500.00	-756.30	6,000.00
766 - Legal Fees	613.31	11,000.00	-10,386.69	613.31	11,000.00	-10,386.69	12,000.00
768 - Miscellaneous Expenses	641.16	9,188.67	-8,525.51	641.16	9,188.67	-8,525.51	10,000.00
770 - Office Supplies	727.24	4,583.34	-3,856.10	727.24	4,583.34	-3,856.10	5,000.00
774 - Post Office Box Rental	146.00	100.83	45.17	146.00	100.83	45.17	110.00
776 - Storage/Rent Expense	910.00	870.84	39.16	910.00	870.84	39.16	950.00
777 - Security	9,107.50	0.00	9,107.50	9,107.50	0.00	9,107.50	0.00
778 - Repairs and Maintenance	10,180.88	916.67	9,264.19	10,180.88	916.67	9,264.19	1,000.00
779 - Landscaping and Groundkeeping	81,947.48	77,916.67	4,030.82	81,947.48	77,916.67	4,030.82	85,000.00
787 - Real Estate Taxes	5,475.00	0.00	5,475.00	5,475.00	0.00	5,475.00	0.00
795 - Utilities - CPW	28,070.04	11,458.33	14,811.71	28,070.04	11,458.33	14,811.71	12,600.00
796 - Utilities - Duke Energy	9,922.68	36,666.67	-26,744.01	9,922.68	36,666.67	-26,744.01	40,000.00
Total Expense	178,569.50	188,430.04	-9,860.54	178,569.50	188,430.04	-9,860.54	205,560.00
Net Ordinary Income	-11,539.58	-33,467.54	21,927.96	-11,539.58	-33,467.54	21,927.96	-36,510.00
Net Income	-11,539.58	-33,467.54	21,927.96	-11,539.58	-33,467.54	21,927.96	-36,510.00