

Hunters Creek POA
Board of Directors Meeting Minutes
March 27th, 2023
Town & Country Community Association Management

Attendees (Board): Steve Lankford, Judy Yonce, Gary Odom, & Greg Piontek

Attendees (Mgmt): Granger Smith, CMCA of Town & Country Community Association Management

Welcome & Quorum

Granger Smith began the meeting at 5:30pm by stating a Quorum had not been achieved with only (4) out of (9) Board Members in attendance.

Quarterly Newsletter

Steve Lankford – After previous discussions were had during the most recent Board Meeting regarding a Quarterly Newsletter, many in attendance thought that it might become a redundant effort since Monthly Minutes were already sent out with the same information. The Board decided to table this item for the time being. Steve Lankford also suggested that Summerset, LLC provide periodic updates to the community in regard to what is currently being done on their properties.

Beautification Committee Update

Steve Lankford – Discussions have been had with Old Pro's Lawn Service regarding the Entrances/Enclaves, and obtaining outside help with these beautification efforts. They are open to the idea, and it was discussed to have Michael Parker help with this effort. A ride-thru will be scheduled between Steve Lankford, Judy Yonce, Old Pro's, and Michael Parker to come up with a gameplan.

Bi-Monthly Lawn Care Ride-Thru's

Steve Lankford – Old Pro's has agreed to these Drive-Thru's so they can understand any contractual items that need more attention.

Solar Street Lights

Gary Odom – As discussed during the most recent Board Meeting, the Board would like to install a few Solar Street Lights within the neighborhood to determine their viability. Judy Yonce did mention some caution should be had while pursuing this as the POA would be responsible for the maintenance of these lights. Gary Odom will be working on quotes for these lights in the meantime.

Future Budget Reductions

Judy Yonce – Suggested looking to reduce a few Budgetary Expense Items in the future such as Legal Fees and Lawn Maintenance to reduce the deficit. The Lawn Maintenance portion will be looked at during the aforementioned Drive-Thru's with Old Pro's.

Agenda for Annual Meeting

Steve Lankford – Confirmed Harris Baptist's reservation for June 27th, 2023 at 6pm. The Board worked on forming an Agenda, and will look to have that solidified by March 31st, 2023 to enable enough time for the Annual Meeting Announcement Letter to be sent to all owners.

Golf Course Property Plans

Steve Lankford – Conversations will be had with Summerset, LLC regarding them being placed on the Agenda during the Annual Meeting so that they could give the POA an update on things happening with their developments and remodels of the Club House.

Lake Ownership

Purchasing the large lake from Summerset, LLC has been loosely discussed during recent Board Meetings. Greg Piontek mentioned Water Usage Rights, and whether or not the POA would even need to purchase the Lake to use it if it can already access the water itself. It was suggested to receive a Legal Opinion. Greg Piontek offered to speak with a few, local attorneys regarding this matter before pursuing anything permanent.

Board Member Nominations

We are informing all owners that during the upcoming Annual Meeting, there will be a vote for (4) Expiring Board Positions. Included with the soon-to-be mailed-out Annual Meeting Announcement Packet, there will be Board Bio Forms. If you are interested in running, you are encouraged to fill that out and turn it in before the May 26th, 2023 deadline. Again, this form will be provided within the upcoming Annual Meeting Notification Mail-Out that should be mailed out near the first of April 2023.

Yard Waste Disposal

It is becoming increasingly apparent that many Commercial Lawn Contractors are not following the County's guidelines for Yard Debris Removal. These Contractors are not allowed to leave their waste on roadways for County pick-up. They are to remove off-site at their own expense. Please inform your contractors of this as we do not want to lose this service that the County has graciously provided to us on a monthly basis.

Adjournment

The Meeting was adjourned at 7:00pm.

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