

Hunters Creek POA
Board of Directors Meeting Minutes
March 6th, 2023
Town & Country Community Association Management

Attendees (Board): Steve Lankford, Mark Mull, Jeff Lippens, Judy Yonce, Kyle Scates, Todd Bailey, Tim Wren, & 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 been achieved with (8) out of (9) Board Members in attendance.

Financial Review

Granger Smith presented a Review of the Balance Sheet and Profit & Loss Reports, both reconciled by Dorn & Dempsey as of January 31st, 2023 (*February 2023 Reports not reconciled at this point of the month yet*):

Operating Account - \$59,047.87

Reserve Account (Greenwood County Acct) - \$407,762.07

Annual Meeting Preparation

- Granger Smith informed the Board that (4) current Board Member terms were expiring (Kyle Scates, Judy Yonce, Gary Odom, & Steve Lankford), and that they could not serve consecutive terms due to By-Law verbiage. He expressed the need for a Nominating Committee to be formed (1 Board Member and 2 Non-Board Owners). Greg Piontek volunteered to serve as the acting Board Member for this Committee. **Steve Lankford made a motion to accept Greg's nomination. Jeff Lippens seconded the motion, and All Were in Favor.** Greg Piontek will serve this position while the other (2) non-Board positions will be discussed and decided-on by the Board after the meeting. These names will be announced once decided. The tentative date for the Annual Meeting will be June 27th, 2023 at 6pm in the Harris Baptist Church Social Hall. Announcement Packets to be distributed soon.
- 2023-2024 Budget – Granger Smith presented the previous 2022-2023 Budget that was crafted last year as a template for the Board to use for this fiscal year. Review of the Budget was made, and discussion was had in regard to whether or not the Assessment amount should be adjusted to \$385 from \$350. After conversation however, it was decided to keep the Assessment Rate at \$350/Lot-owned.

Old Business

- Steve Lankford suggested sending out a Mass Memo to all owners explaining Greenwood County Council's recent vote regarding the PDD Changes submitted by Summerset, LLC. The Board is currently waiting for the County's Meeting Minutes to be posted to their website to be distributed as well.

- It is also noted that there have been no further conversations with Summerset Capital, LLC regarding the Green Space since the halted Lease Agreement Negotiations in Jan-Feb. 2023.

New Business

- ACC Sub-Committee – Steve Lankford reviewed who currently served on this committee (Tim Wren, Mark Mull, and Larry Yonce). Tim and Mark updated the Board on all of the recent submittals that this committee had received, and also informed the Board of Mr. Yonce’s creation of a Submittal Form that this Sub-Committee will be using moving forward for the Approval Process. Steve Lankford expressed the notion that as Summerset, LLC begins offering individual owners the chance to expand their current lots, a mass memo also be sent to everyone explaining that these pieces of land would still be under the jurisdiction of the community’s Governing Documentation. If adjacent or other individual lots are sold in the future, that land will also be part of the POA covenants.
- Street Lights – Steve Lankford reminded the Board of Duke Energy’s efforts to paint these Light Posts and replace Light Bulbs. He also discussed the possible effort of converting to Solar Powered Lights, with introducing 2-4 of these Lights near one of the entrances to see how well they work.
- Quarterly Newsletter – Steve Lankford introduced the possibility of starting a Quarterly Newsletter that could be sent out to all owners. The Board would be responsible for crafting these communications and sending out to owners. The Board agreed that constant communication would be a good thing to give to the owners.
- Bi-Monthly Lawn Care Ride-Thru – Steve Lankford informed the Board of Old Pro’s Lawn Care service wanting to know how they could be doing a better job. He suggested performing a Bi-Monthly Ride-thru with him to inspect certain areas for feedback. The formation of a Beautification Committee was also discussed again. Kyle Scates also introduced the idea of hiring an independent Architectural Engineer to develop a Landscaping Plan that Old Pro’s could then implement, rather than have Old Pro’s come up with this themselves.
- Lake Purchase – Steve Lankford presented the fact that Summerset, LLC was still open to potentially selling the large Lake to the POA. The Board discussed the liabilities and maintenance that would be received by the POA, and after conversation was had, decided to table the discussion for now.

Adjournment

Greg Piontek made a motion to adjourn the meeting. Jeff Lippens seconded the motion, and the meeting was adjourned at 7:40pm.