

Hunters Creek POA
2023 Annual Meeting Minutes
June 27th, 2023
Town & Country Community Association Management

Welcome & Quorum

Granger Smith opened the meeting at 6pm by stating a Quorum had been received with (226) out of (534) Association Members in attendance by either In-Person Attendance or Submitted Directed Proxies prior to the meeting.

Financial Review

Granger Smith presented the Balance Sheet and Profit & Loss Reports, both reconciled by Dorn, Dempsey, & Associates as of May 31st, 2023.

- *County Bank Checking Account - \$61,941.34*
- *Greenwood Country Reserve Account - \$399,440.65*

Granger Smith also informed the audience that a copy of the 2023-2024 Budget was included within everyone's In-Person Packet for their review as well. A copy of this will also be included with these Meeting Minutes for anyone not in attendance.

Board of Directors Election

Granger Smith stated that (4) Three-Year Board Positions were coming up for re-election during this meeting. Those whose terms were expiring are Kyle Scates, Steve Lankford, Judy Yonce, and Gary Odom. He introduced the names of those wishing to run for election, and gave them each a brief, 2–3 Minute time slot to introduce themselves. They are Terry Cummings, Steve Hinds, Fred Zediak, Ladd Kelley, Michael Putnam, Larry Yonce, Melissa Harwood, and Jean Kroll. Ballots were distributed to all owners prior to the meeting, and to those in attendance for voting. Town & Country counted the votes to ensure all owners' votes were properly represented after the meeting was adjourned. **The (4) Owners who received the most votes, and who will serve until the 2026 Annual Meeting are Jean Kroll, Larry Yonce, Fred Zediak, and Steve Hinds.**

Architectural Control Committee

Todd Bailey gave an update from the ACC on new Home Constructions in the neighborhood. A few owners in the audience expressed their concerns with Vacant Lot Maintenance (tall grass, etc), to which Mr. Bailey confirmed that he would be addressing these lots soon.

Yard Waste Reminder

Granger Smith reminded those in attendance of Greenwood County's Rules & Regulations regarding Monthly Yard Waste Pick-up. He expressed to the audience that the largest issue Greenwood County currently had was the Contractor Yard Debris being left in large, community piles off of Rivers Run and Hunters Creek Blvd. near the Hwy 72 Entrance. He asked for the ownership's help in regulating their respective Lawn Care Contractors.

Summerset, LLC Update

- Steve Lankford - Introduced Scott Shirley, owner of Summerset Capital, LLC – owner of former Golf Course Properties. He indicated that any specific questions that owners had needed to be addressed directly to Mr. Shirley via email.
- Scott Shirley - Spoke about a few of the ongoing and future plans for the Clubhouse and Green Space Properties. He mentioned their (3) original objectives, which included 1) Graffiti Removal and overall Exterior Repairs/Remodels 2) Exterior Grounds Cleaning and 3) Wanting to find the right usages for their Properties. He informed the audience that there had been substantial progress made in regard to new Windows and Doors being installed, as well as updating the Plumbing and Irrigation within the Clubhouse and Tennis ProShop. Mr. Shirley then asked for the ownership's help with keeping children/grandchildren off of the Golf Course Properties due to safety concerns. He also vowed to keep the Grass Height Levels at a reasonable length moving forward.

It was then introduced that Robert Moon of 104 Chipping Ct. had begun the process of acquiring the Lake Properties, and brought him up to speak.

- Mr. Moon - Informed the audience of the Research, Outreach to Attorneys/Loan Officers, Insurance Agencies, and Neighbors that had already been completed on his end regarding a purchase of the Lake, and the potential development of a Sub-Association formed by members of the community who wished to be a part of this ownership. He then expressed his desire for the newly elected Board of Directors to arrange a meeting in late July for the owners who would be interested in participating in such an acquisition. Wayne Roland expressed his concerns over Mr. Moon's proposal.
- Scott Shirley – Discussed the possible Land Purchases of Fairway (Green Spaces) for owners to pursue. He also indicated that he would like to hold a Special Meeting to go over these factors.
- Ben Shirley (Chief Operating Officer of Beartop Holdings, LLC) – Introduced a few possible Clubhouse Facilities that were currently being researched by their team (Pickle Ball Courts, Driving Range, Putting Facilities). Cost Benefit Analysis is currently being run on these items.

Open Owner Forum

- Kelly Lowe – Informed the Board, and those in attendance, that her Greenwood County Tax Invoice (with the Community Assessment Amount included) may have been incorrect as her previous years' receipts indicate an Assessment Amount of \$450 being charged to her account. The Board will look into this with Mrs. Lowe and the County's Records.
- Clifford Monda – Inquired about the Cart Path Usage, and the general history of the negotiations between Summerset, LLC and the HCPOA Board of Directors regarding a potential Use Lease Agreement for the Green Spaces/Cart Paths. Numerous conversations between many owners and the Board were had back and forth regarding items such as Confidentiality of those Discussions, as well as the actual numbers presented during these talks.
- Wayne Roland and Jeff Gayle both outlined their beliefs on how the Green Space/Cart Path Lease Agreements Negotiations were mishandled, as well as their concerns with Mr. Moon's proposal of creating a Sub-Association between select owners to purchase the Lake Properties.
- Kelly Lowe – Asked about the possibility of a Social Membership being created between Summerset and HCPOA. Nothing has been decided at this time.
- Jeff Gayle – Issued his concerns regarding the ACC Chairman's involvement with the Board of Directors, as well as their authority to approve all Home Construction Plans when they already own these lots.
- Joan Bishop – Urged for better care to be taken of the Common Areas Lawns.

Adjournment

Steve Lankford made a motion to adjourn the meeting. Jeff Lippens seconded the motion, and the meeting was adjourned at 8pm.

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