

Hunters Creek POA
Board Meeting Minutes
May 22nd, 2023

Town & Country Community Association Management

Attendees (Board): Steve Lankford, Judy Yonce, Greg Piontek, Jeff Lippens, Kyle Scates, Mark Mull, Todd Bailey, and Gary Odom

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 the Balance Sheet and Profit/Loss Reports prepared by Dorn & Dempsey:

Operating Account – \$61,045.14

Reserve Account - \$404,069.23

Annual Meeting Preparations

- Agenda Solidification
 - Board Bios – Granger Smith presented the list of candidates who had turned in their Board Bio Forms by the date of this Board Meeting. He reminded the Board that all owners had until May 26th, 2023 at 5pm to turn theirs in if they wanted to be added to the Ballot.
 - Possible Lake & Entrance Property Purchases – Steve Lankford discussed the potential of purchasing the Large Lake, as well as a few extension pieces of property at the Woodlawn and Old Abbeville Hwy Entrance from Beartop Holdings, LLC. After discussion, it was decided that neither purchases would take place at the HOA Level – Entrance Properties Purchase would not be sought after by the HOA, and the Lake would be introduced to only those owners who bordered the waterfront (35 Total Lots). More research and review will need to be performed regarding a possible Joint-Owner Purchase in the near future.
- 2nd Mailout Inclusions
 - Board Bio Forms, Greenwood County Pick-Up Memo, and Owner Contact Form (for email addresses) will be included with the 2nd Annual Meeting Mailout on May 30th, 2023. The Board reviewed the Annual Meeting Agenda and 2nd Mailout Packet and approved both. Town & Country will send out the 2nd Mailout on May 30th, 2023 after all Board Bios had been turned in to their office by May 26th, 2023.

New Business

- Greg Piontek – Possibility of purchasing and setting up a camera at the Woodlawn Rd. Entrance to catch perpetrators of vandalism towards the fountain. The current Board stated that this action had been considered by previous Boards in the past, but never came to fruition. This will be an item that the new Board can take into consideration after the Annual Meeting.

Adjournment

Mark Mull made a motion to adjourn the meeting. Gary Odom seconded the motion, and the meeting was adjourned at 6:55pm.