

Hunters Creek POA
Board of Directors Meeting Minutes
July 31st, 2023
Town & Country Community Association Management

Attendees (Board): Larry Yonce, Jeff Lippens, Greg Piontek, Jean Kroll, Mark Mull, Todd Bailey, Fred Zediak, Stephen Hinds, and Tim Wren

Attendees (Mgmt): Granger Smith and Calhoun Mays III of Town & Country Community Association Management (Manager and President)

Welcome & Quorum

Smith began the meeting at 5:30pm by stating a Quorum had been achieved with (9) out of (9) Board Members in attendance.

Open Owner Forum

- Bruce Culbertson – Addressed the Board about the Speeding problem throughout the community. Informed the Board that the County is now allowing for Speed Humps to be installed in 25mph zones. Asked the Board to strongly consider contacting Greenwood County to begin their installation process. He then discussed the current Model Home at 204 Hunters Creek Blvd and how it should not be allowable per the current Covenants. His final point was to encourage the Board to maintain an open dialogue with Summerset Capital, LLC.
- Carol Wilson/Ann Cox – Both issued their concerns regarding Vacant Lot Maintenance, especially those near the Old Abbeville Hwy Entrance/Exit. They also seconded Mr. Culbertson's points about the Model Home.

Financial Review

Granger Smith presented the Balance Sheet and Profit/Loss Reports, supplied by Dorn & Dempsey, CPA, both reconciled as of June 30th, 2023:

- *County Checking Account - \$62,291.34*
- *Greenwood County Reserve Account - \$375,993.18*

Old Business

- The Gables Irrigation – Jean Kroll voiced homeowner concerns over the need to repair the Irrigation Lines running beside both sides of The Gables Entrance area. This was damaged as part of the prior tree removal project and was to be completed. The Board agreed that these repairs needed to be finalized as the contractor who was selected to perform the work has not returned the boards prior requests, as recent as June, to complete the work. The Board will find a new contractor to complete the irrigation work, and letters will be sent to both owners explaining the Board's commitment to this item.
- Assessment Amount Issue (Greenwood County) – The Board spent time investigating a possible incorrect Assessment Charge-up, after the Annual Meeting, to a particular HCPOA Member by Greenwood County. After researching this matter, it was determined that this individual was billed properly by the County, and that this may have stemmed from a misread of the Tax Invoice that was received.

Board Meeting Adjournment

Todd Bailey made a motion to adjourn the meeting and enter into an Executive Session. Mark Mull seconded the motion, and the meeting was adjourned at 6:20pm.

Board Meeting was called back into Regular Session at 7pm with (9) out of (9) Board Members still in attendance.

Board of Directors Introductions & Officer Election(s)

- Introductions - All Board Members were given a few minutes to introduce themselves, and provide their fellow Board Members with a brief history of themselves.
 - During Larry Yonce's Introduction, he advised that he now needed to remove himself from the Sub-ACC, and suggested Mark Faulkner (205 Gentry Run) be his replacement. The Board will address and decided on this at a later time.
- Officer Positions Election(s):
 - **President – Larry Yonce made a motion for Mark Mull to serve as President. He accepted this nomination. Fred Zediak seconded the motion, and All Were In-Favor.**
 - **Vice President – Larry Yonce made a motion for Jeff Lippens to serve as Vice President. He accepted this nomination. Stephen Hinds seconded the motion, and All Were In-Favor.**
 - **Secretary – Jean Kroll made a motion and volunteered to serve in this position. Greg Piontek seconded the motion, and All Were In-Favor.**
 - **Treasurer – Todd Bailey made a motion for Tim Wren to serve as Treasurer. Mark Mull seconded the motion, and All Were In-Favor.**

These 4 will serve (1) Year Terms in these Officer Roles

New Business

- **Larry Yonce made a motion to table the possible Speed Hump Installation project until the next Board Meeting when more information had been obtained from Greenwood County. Jeff Lippens seconded the motion, and All Were In-Favor.** Larry Yonce agreed to perform a majority of this research on behalf of the POA.
- **Mark Mull made a motion for the POA to obtain written permission from Summerset Capital, LLC to release Negotiation Documents, previously considered Confidential, that were verbally deemed as Non-Confidential by Summerset during the Annual Meeting. Greg Piontek seconded the motion, and All Were In-Favor.** Town & Country will send this request.
- **Lake Purchase** – Tim Wren informed the Board that there will be an Informational Meeting held on August 1st, 2023 with the Lake-Bordering Owners to discuss a possible purchase of this area. Tim Wren will inform the Board of these Discussions.
- **Model Home Discussion (204 Hunters Creek Blvd)** – The Board discussed the Model Home that was recently constructed at 204 Hunters Creek Blvd. Many Board Members had been reached out to by other HCPOA Members about the home. After discussion, it was identified there was a precedent set with other Model Homes having been constructed in the neighborhood previously, Declarant Rights being upheld, Greenwood County Planning Department holds that this is not in violation of the PDD, and its temporary status as a Model Home (Garage Door to be reverted back once sold). The Board is currently gathering more information on this topic. A distribution of this material will be sent out to all homeowners once that has been compiled and organized.
- Trespassing will not be permitted on this, or any other, home being constructed in the community. This includes on the lot itself or inside of the home.

- Transparency Concerns – Due to Owners’ verbalization of their concerns about Board Transparency during the 2023 Annual Meeting, they agreed that they would try to schedule (1) or (2) Open Owner Meetings throughout the year – in between Annual Meetings. They will look to schedule this later. In the meantime, they also agreed that they would continue to offer the Zoom Function for those owners interested in participating during regular Board Meetings. A 15 Minute Session (maximum 5-POA members for 3 minutes/each) will be given at the beginning of these meetings for anyone interested in addressing the Board at those times. If multiple POA members have the same topic, then they will select a spokesperson to address the board.

Next Board Meeting will be held on August 28th, 2023 at 5:30pm in Town & Country’s Main Office Conference Room.

Final Adjournment

Tim Wren made a motion to adjourn the meeting. Larry Yonce seconded the motion, and the meeting was adjourned at 7:45pm.

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