

**Hunters Creek POA**  
**Board of Directors Meeting Minutes**  
**August 28<sup>th</sup>, 2023**  
**Town & Country Community Association Management**

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

**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 (9) out of (9) Board Members in attendance.

**Financial Review**

Granger Smith presented the Balance Sheet, Profit & Loss, and Transaction Detail by Account Reports, all reconciled as of July 31<sup>st</sup>, 2023:

*Operating Account - \$62,291.34*

*Greenwood County Reserve Account - \$343,510.46*

**ACC Update**

- Larry Yonce – Presented his updated List of Submissions to the Sub-ACC. He suggested this Committee/Board of Directors put together Step-by-Step Instructions for owners to have when considering whether or not they need to submit a project.
- Todd Bailey – Updated the Board on the (7) new Home Constructions currently ongoing throughout the neighborhood.
- Jean Kroll – Informed the Board of an interested owner who would like to lead a Clean-Up Committee to address the remaining piles of Yard Debris that violate Greenwood County's guidelines (County will not pickup).

**Old Business**

Summerset Capital Information Release – Granger Smith updated the Board on Summerset Capital's response to the Board wanting to release all Negotiation Documents from last year's Green Space Lease Agreement Negotiations effort. As of the date of this meeting, Summerset Capital was undecided if they would agree to release the lease documents to the HOA members.

- The Gables Irrigation – Granger Smith informed the Board that the necessary Irrigation Repairs, stemming from the Gable's Entrance Tree Removal Project, had been completed. Fred Zediak inquired about turning on the Fountain. Due to the frequent vandalism acted out on this feature, the Board would like to research obtaining a Security Camera for this area first.
- Jeff Lippens informed the Board that the major Bush-Hogging/Mowing had been completed at the vacant lots off of Rivers Run and the Old Abbeville Hwy Entrance.

**New Business**

- **Entrance Lights Replacements** – Granger Smith informed the Board that the current Light Fixtures atop the Brick Columns at all major Entrances needed to be replaced due to these materials no longer being in circulation. He presented a bid from Town & Country Maintenance & Remodeling for \$693.04 to purchase and install the newer versions of these lights. **Tim Wren made a motion to accept their bid. Stephen Hinds seconded the motion. No discussions were had, and All Were In-Favor.** Granger Smith will schedule this installation.

- DR Horton Sign & Model Home Communication to Owners – The Board approved that a Mass Communication be included with these Minutes that explains, to the ownership, the Declarant Rights that RT Bailey has with approving certain homes and signage.
  - Developer (and subsequently the ACC) maintains the right to approve signage outside of the bounds listed within the Covenants per Section 14 of the Restrictive Covenants.
- Sub-Associations' Enclave Responsibilities – The Board agrees that the responsibilities that each Sub-Association within the POA must adhere to (Queens Court, The Villages at Hunters Creek, and Kings Grant) should be published and dispersed to each, respective set of Board of Directors. Todd Bailey will work on obtaining each Sub-Association's Governing Document(s), and the Board will then review these Maintenance Requirements with each group.
- Speed Humps Discussion – Larry Yonce presented materials given to him by Greenwood County in regard to the process of requesting Speed Humps for a neighborhood. After review, Mark Mull suggested the Board disperse the County's requirements to the entire neighborhood for mass understanding. It was also decided that an informal Survey be presented to the ownership to gauge the community's overall interest in obtaining these Speed Humps, with the knowledge of the County's stipulations now known by the entirety of the POA. **Please find the County's Policy and HCPOA Survey attached within these Minutes.** Jeff Lippens advised that the Board continue to research other means to slow down vehicles along main thoroughfares – such as Blinking Speed Indicators being placed along these areas. Granger Smith will research these devices.

#### Adjournment

**Jeff Lippens made a motion to adjourn the meeting. Larry Yonce seconded the motion, and the meeting was adjourned at 7pm.**

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

**Hunters Creek POA**

**Survey for Speed Hump Installations – Greenwood County Only**

**August 2023**

**Town & Country Community Association Management**

\*\*\*Express Instructions

I/We have indicated, below, my/our preference for the Installation of Speed Humps within the Hunters Creek community – **based off of Greenwood County’s specified regulations (attached):**

I *Would* like to see Speed Humps Installed within the allowable areas - designated by Greenwood County

I *Would Not* like to see Speed Humps Installed within the allowable areas - designated by Greenwood County

**Things to consider from Greenwood County when submitting your Survey Response:**

1. Speed humps are not allowed on Hunters Creek Blvd, and it is unlikely they will be approved by Greenwood County on Rivers Run due to it being considered a Main Access Road.
2. The goal to add speed humps is to control speed and to hopefully make the neighborhood safer.
3. Speed humps are plates assembled together. These plates can be very noisy if near someone’s home. (The county determines where these are placed.)
4. Cost of each speed hump added is around \$3000. (Greenwood County determines how many we need)
5. Speed Humps will slow down Emergency Vehicles if someone is in need of Ambulance or Police services.

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*\*\*\*Disclaimer – This Poll is intended for INFORMATIONAL USE ONLY by the  
Hunters Creek POA Board of Directors\*\*\**  
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**PLEASE RESPOND BY SEPTEMBER 15<sup>th</sup>, 2023**

The undersigned has answered this Poll on \_\_\_\_\_, 2023


Address/Lot(s) Owned: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

*Please return your Poll to Granger Smith with Town & Country Community Association Management at  
[gsmith@tcgrd.com](mailto:gsmith@tcgrd.com) or mail/drop off at:*

***Hunters Creek POA – c/o Town & Country – 132 W. Cambridge Ave. – Greenwood, SC 29646***

		<h1>Greenwood County</h1> <h2>Policies and Procedures</h2>	
		<b>Title:</b> Speed Hump Policy	<b>Number:</b> 13.1
<b>Original Effective Date:</b> March 19, 2002		<b>Revision Number:</b> 1	<b>Revision Date:</b> June 6, 2023
<b>Issued By:</b> Toby Chappell, Manager <i>TLC</i>		<b>Approved by:</b> Chuck Moates, Chairman <i>Chuck Moates</i>	
This policy supersedes any and all previous policies regarding speed bumps/humps for Greenwood County.			

**1.0 INSTALLATION POLICY AND PROCEDURE**

1. Anyone requesting a speed hump to be installed will be required to submit an application to the Director of Public Works along with an appropriate fee as set by Greenwood County Council.
2. Upon receipt of the application and fee, the Public Works Director will produce a petition form with a list of properties in the residential development. This list of properties shall be known as the "Petition Area"
3. The petition requesting speed humps shall be signed by a majority of the property owners in the Petition Area.
  - The majority shall be calculated based upon the number of properties in the Petition Area.
  - "Majority" shall be defined as greater than fifty percent.
  - Each property would receive one vote for the purpose of calculating the majority.
  - For unique cases in which the extent of the residential development is not clearly defined, the County Manager shall determine which properties should be included in the Petition Area.
4. Consideration for installation of speed humps to be given only to:
  - Roads serving a specific residential development.
  - County maintained roads
  - Roads with a speed limit of 25 mph or less
  - Roads greater than 400 feet in length
5. A designated representative of the requesting party would meet with a representative in the Public Works Department to review the request and to determine the location and number of humps requested.
6. The location of the speed humps requested would be reviewed by the County Engineer.
7. The County's Public Works Director would submit to the County Manager a proposal that would include the following:
  - Petition from development residents
  - Number and location of requested humps.
  - Material cost to install humps and indicator signs based on actual material costs to include taxes, shipping, and any other costs associated with obtaining materials for the installation.
8. Upon approval by the County Manager, the proposal would be presented to County Council for consideration of approval.

9. Once approved by a majority vote from County Council, the property owners would be invoiced for the total cost of materials for the requested speed humps to include taxes, shipping and any other cost associated with obtaining the materials.
10. Once payment is received, the Public Works Department will order and install the humps at the approved locations.
11. Speed humps would have a maximum height of no more than three inches, a minimum length of no less than twenty-four inches, and would be the full width of the road on which they would be installed.
12. Speed humps formed from asphalt would not be permitted due to inconsistencies with installed dimensions and compaction of the asphalt
13. The Public Works Department would be responsible for installation of the humps and signs and future minor maintenance at no cost to the property owners.
14. Property owners would be responsible for all material costs of major maintenance of the humps or signs and any future replacement. Failure to pay for material costs would result in removal of the humps at the approval of the County Manager.

**2.0 REMOVAL POLICY AND PROCEDURE**

1. If the property owners wish to have a speed hump(s) removed, a petition requesting the removal is to be submitted to the Director of Public Works, signed by the majority of the property owners in the development. The petition should clearly state the number and location of the hump(s) to be removed.
  - The majority shall be calculated based upon the number of properties served by the road as per the decision of the County Manager.
  - Each property served would receive one vote for the purpose of calculating the majority.
2. The petition shall be reviewed by the Public Works director and forwarded to the County Manager for approval. Once approved by the County Manager, the hump(s) would be removed by the Public Works Department at no cost to the property owners.
3. If in his professional opinion, the County Engineer deems a speed hump(s) unsafe, they can order the removal of the hump(s) by the Public Works Department at no cost to the property owners and without financial compensation for any costs incurred by the property owners.
4. The County reserves the right to remove a hump(s) for any reason by a majority vote of County Council without the approval of property owners and without financial compensation for any costs incurred by the property owners.