

Hunters Creek POA
Board of Directors Meeting Minutes
October 23rd, 2023
Town & Country Community Association Management

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

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 present.

Financial Review

Granger Smith presented the Balance Sheet and Budget Comparison Reports prepared by Dorn, Dempsey, & Associates, and both reconciled as of September 30th, 2023:

Operating Account - \$63,572.35

Reserve Account - \$322,076.51

Old Business

- The Gables Entrance – Jeff Lippens discussed the recent dead shrubbery and broken irrigation report from a concerned owner. After Board discussion, it was determined that the shrubbery in this area was not dead, and that the irrigation was still working properly after the recent repair project on its system. Larry Yonce will be monitoring the Up-Lighting near this entrance and report back to the Board.
- Entrance Security Cameras – Jean Kroll is still researching potential Security Cameras focused on the Woodlawn Entrance. She will continue to report back to the Board.
- Stop Sign Additions – Granger Smith informed the Board that Greenwood County had yet to respond back with any information regarding a possible Stop Sign Addition(s) project in certain areas of the community.

New Business

- Yard Debris Dumping – The Board discussed the continued abuse of Greenwood County’s Yard Debris Dumping service. It is noted that the Board advises all owners to remember the following:
 - Do not place your Yard Debris Piles on Vacant Lots. Even if you own a vacant lot, the County does not know this – and their drivers have indicated that they will typically skip over these placements.
 - Debris created by individual owners’ Yard Contractors is to be removed from the community by them once a project is completed. They are **NOT** to place the yard debris in your yard or on any vacant lots in the neighborhood.
 - The Board asks that you please acknowledge what time of the month you are placing your debris out, as some piles will sit for weeks before the County’s scheduled Ride-thru. Greenwood County comes out during the 2nd week of each month, so please try and coordinate your yard piles to be amassed during the 1st week of the month. This will help reduce the number of piles that sit out for long periods of time.
 - The Board decided that due to the excessive and unsightly dumping of yard waste on vacant lots at Hunter’s Creek Boulevard near the Abbeville entrance, they will get a quote for a one-time clean-up of these two areas by either Town and Country or Greenwood County. These areas have been a constant problem for our community. After the cleanup, we will place “No-Dumping” signs along the road in those areas and also need your help in monitoring and reporting anyone violating our no dumping policy.

- The Villages at Hunters Creek Utility Billing – Stephen Hinds was approached by a Villages homeowner, asking if the Master POA would take over the payment of The Village’s special Street Lights. After Board Discussion, **Larry Yonce made a motion to not enter into an agreement to monetarily support this function of a Sub-Association within the neighborhood. Mark Mull seconded the motion, and All were In-Favor.**
- Landscape Lighting – Larry Yonce updated the Board on all Main Entrance Lighting. He has repaired/replaced bulbs as needed. Larry also met with Heath Watterson (local electrician) to look at the Up-Lighting at the Woodlawn Rd. Entrance. After reviewing all needed lighting/wiring repairs, Watterson provided a verbal estimate of \$2,200 to remedy these areas. Once an official estimate is received in writing, the Board will then review and vote on moving forward with this project.
- Sub-Association Responsibilities – Todd Bailey explained that Welborn Adams (local attorney) had indicated to him that (4) Enclaved Areas within the community had their own, separate set of legally-binding Governing Documentation. Those areas are Kings Grant, Village at Hunters Creek, St. Andrews, and Queens Court. After Board Discussion, **Larry Yonce made a motion that the Board review the current Lawn Contract to possibly remove these Sub-Association Entrances/Enclaves from the Master POA’s current Lawn Care Contract after a Price Update was received by Old-Pro’s Lawn Care. Fred Zediak seconded the motion, and All were In-Favor.** Granger Smith will reach out to Old-Pro’s to receive this figure.

The next Board Meeting will be held on December 11th at 5:30pm in Town & Country’s Main Office Conference Room.

Adjournment

Larry Yonce made a motion to adjourn the meeting. Stephen Hinds seconded the motion, and the meeting was adjourned at 7pm.

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