

**Hunters Creek POA**  
**Board of Directors Meeting Minutes**  
**December 11<sup>th</sup>, 2023**  
**Town & Country Community Association Management**

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

**Attendees (Mgmt):** Granger Smith, CMCA of Town & Country Community Association Management

**Welcome & Quorum**

Granger Smith began the meeting 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 Reports prepared by Dorn & Dempsey & Associates, LLC, both reconciled as of November 30<sup>th</sup>, 2023:

*Operating Account - \$66,334.35*

*Reserve Account (Greenwood County - \$281,231.86*

While reviewing the Profit/Loss Report, the Board discussed the possibility of a \$20/Year Assessment Increase starting during the 2024/2025 Budget Year. The Board will continue reviewing.

**Open Owner Forum**

- Granger Smith presented Cheryl Agnew Bell's request for the Board to consider another Amendment Effort that would place the Architectural Control Committee under the authority of the POA Board of Directors. After Board Discussion, it was unanimously decided that the current set of Governing Documentation would be followed moving forward, as the POA would inevitably end up in a lengthy and costly legal battle if they were to pursue an attempt at stripping the Declarant Rights away from the current Declarant, RT Bailey.

**Old Business**

- **Sub-Association Enclave Responsibility** – Granger Smith informed the Board that Carol Coleman (Greenwood County) was still researching any documentation that would lead to The Gables, St. Andrews, and Fox Chase having their own Sub-Association. As of the date of the meeting, no information had been found to back the claim up that they should be self-governed.
- **101 & 102 Sand Trap Ln. Land Ownership** – The Board reviewed the item of these (2) Yard Areas and the Shrubbery/Trees that remained on their properties. It was discussed that these plantings had been maintained and removed at the POA's expense over the years, but these were considered one-time projects offered by previous Board of Directors. **After discussion, Larry Yonce made a motion to send these (2) owners a Signed Agreement stating that their properties extend to the County's Road Easements, and that all organic material remaining within would be their responsibility to care for, effective immediately. Greg Piontek seconded the motion. (5) Board Members Approved the motion, (3) Objected, and (1) Abstained from voting.** Granger Smith will present these Agreements to these owners for signatures.

## New Business

- Fox Chase Electrical Update – Larry Yonce announced that he had made repairs to the electrical mechanisms found within the Fox Chase Entrance Lighting, but also suggested a change to a Photocell Bulb be made to increase the longevity of these fixtures. **Stephen Hinds made a motion to approve this measure. Jean Kroll seconded the motion, and All Were In-Favor. Larry Yonce will purchase these bulbs and install.**
- Organic Debris Piles – Granger Smith had received a bid from Town & Country Maintenance & Remodeling to remove the current Debris Piles for a price of \$1,600. Mark Mull was still waiting for his Debris Removal Contractor to provide an estimate as well. Once that bid is received, the Board authorized Town & Country to engage and schedule the lowest bidder to begin this removal project. **Todd Bailey made a motion to approve this action, Stephen Hinds seconded the motion, and All Were In-Favor.**
- Revisited Negotiations with Summerset Capital, LLC – Todd Bailey indicated that he spoke with Summerset Capital Representation recently, and that there would, most likely, be no further negotiations between the POA and Summerset Capital, LLC regarding the Green Space owned by their corporation.

*The Next Board Meeting will be held on February 26<sup>th</sup>, 2024 at 5:30pm in Town & Country's Main Office Conference Room & Zoom.*

## Adjournment

**Larry Yonce made a motion to adjourn the meeting. Greg Piontek seconded the motion, and the meeting was adjourned at 6:45pm.**

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