

Hunters Creek POA
Board of Directors Meeting Minutes
February 26th, 2024
Town & Country Community Association Management

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

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 P&L Statements, both reconciled as of January 31st, 2024 and prepared by Dorn, Dempsey, & Associates:

- *Operating Account - \$75,476.00*
- *Greenwood County Reserve Account - \$411,745.54*

Open Owner Forum

- **Sub-Association Enclave Responsibility Presentation (Kings Grant/Hunters Village Representatives):**
 - Carol Wilson & Jean Martin presented their position on Sub-HOA Enclave Maintenance throughout the neighborhood, and how they would like for the Master POA to continue their maintenance of these areas. They also presented signed Owner Petitions from various POA Members that stated they, too, wanted to see the Master POA continue their care for these areas. (77) Total Signatures were received by this committee, with (8) signatures being from non-Sub-Association Members.
 - Steve Lankford also explained the precedent that has been set with the 10+ years of Master POA-controlled maintenance with these Enclave areas.

Old Business

- Jean Kroll – Acknowledged the discontinued Dumping of Organic Debris along Hunters Creek Blvd. Praised Stephen Hinds and Mark Mull for their work getting the “No Dumping” signs installed.

Larry Yonce made a motion to adjourn the Regular Board Meeting and enter into an Executive Session. Jean Kroll seconded the motion, and All Were In-Favor. The Regular Board Meeting was adjourned at 6:10pm.

Regular Board Meeting called back into Session at 7:35pm - after Executive Session

- The Board reviewed all Meeting Minutes dating back to 2013 to better understand the history of Enclave Maintenance over the years. After review and discussion, **Greg Piontek made a motion to begin engaging an Attorney to obtain a Legal Opinion regarding Enclave Ownership, Precedents set over the Years of Enclave Maintenance, and the overall Maintenance Responsibilities held by the Master POA & Sub-Association Entities. Jean Kroll seconded the motion, and All Were In-Favor.** Granger Smith will make outreach to Law Firm Carolinas (Charlotte, NC-based HOA Law Firm; and McCabe, Trotter, & Beverly – Columbia, SC-based HOA Law Firm) to obtain a rough estimate on the cost of proceeding with this venture. Once an official Legal Opinion is received, the Board will then

have that Law Firm draw up a type of Maintenance Agreement that will be filed with the Greenwood County Register of Deeds office to make this the official outlook for the neighborhood moving forward.

- The Board is requesting that Old Pro's Lawn Care provide an Itemized Listing of how much each Enclave's Regular Maintenance costs. Granger Smith will work with Ron Stevenson to procure this.

The next, regular Board Meeting will be held on March 20th, 2024 at 5:30pm in Town & Country's Main Office Conference Room.

Adjournment

Jeff Lippens made a motion to adjourn the Regular Board 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