

Hunters Creek POA
Board of Directors Meeting Minutes
March 20th, 2024

Town & Country Community Association Management

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

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

Board Meeting Minutes Approval

Granger Smith presented the most recent set of Board Meeting Minutes from February 26th, 2024. After Board Review, a vote was taken to Approve these:

- In Favor Votes: (4) - Not In-Favor Votes: (2) - February 26, 2024's Board Meeting Minutes were Approved

Financial Review

Granger Smith presented the Balance Sheet & P&L Statements, both reconciled by Dorn, Dempsey, & Associates, as of February 29th, 2024.

County Bank Operating Account - \$78,280.76

Greenwood County Reserve Account - \$393,839.11

Old Business

- Sub-Association Responsibilities – Legal Opinion Discussion – Per the 2/26/2024 Vote to proceed with seeking a Legal Opinion on the matter, Granger Smith presented the cost estimates to review Governing Documentations and Historic Precedents needed in order for a Law Firm to proceed with this topic. They were:
 - *McCabe, Trotter, Beverly - \$1,500-\$2,500*
 - *Law Firm Carolinas - \$800-\$1,300*

After review of these figures and past successful use with McCabe, Trotter, & Beverly, **Jean Kroll made a motion to accept McCabe, Trotter, & Beverly's proposal. Mark Mull seconded the motion, no further discussion was had, and All were In-Favor.**

- Main Entrance(s) Wiring/Plumbing Update - Larry Yonce updated the Board on his efforts to repair some of the damaged Wiring & Plumbing at the Main Entrances. He will reach out to a contractor located in Easley, SC for a cost to potentially repair and maintain the Woodlawn Entrance Fountain moving forward.

New Business

- 2024 Annual Meeting Prep:
 - Date, Time, & Location – June 4th, 2024 at 6pm in the Fellowship Hall of Harris Baptist Church.
 - BOD Election – Granger Smith announced that Mark Mull was the only Board Member scheduled to roll off during the 2024 Election held during the Annual Meeting.
 - Budget Approval – The Board reviewed the 2024-2025 Annual Budget. After discussion and itemizing expected Incomes & Expenses, the Board determined that the Annual Assessment Rate will remain at \$350/Lot Owned. Granger Smith will present the Budget Request Form to Greenwood County once signed by all (3) Greenwood County Tax Commissioners (Wilson Bruce, Skip Bidwell, & Sheldon Bontreger).
- The Next Board Meeting will be held on April 10th, 2024 at 5:30pm in Town & Country's Main Office Conference Room, as well as via Zoom.

Adjournment

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