

# Hunter's Creek Plantation

## HUNTER'S CREEK POA BOD MEETING

### Hunter's Creek Clubhouse Conference Room

February 9, 2017

**Attendees:** Michelle Karlovetz, Terry Cummings, John Bost, Fred Zediak, Bruce Culbertson, Barry Brown, Robert Moon and Jimmy McGovern -- Wilson Bruce, Town & Country  
There were 17 property owners also attending.

**Meeting called to order at 4:00 PM with an official quorum being achieved.** Minutes from the February 1, 2017 Board Meeting were reviewed. R Moon made a correction stating the check received from State Farm Insurance was \$1,087.00 instead of \$1,070.00. **M Karlovetz made a motion to accept minutes with correction. T Cummings seconded. All approved.**

**Review of Financials - Treasurer's Report** – R Moon presented an interim financial report (**copy attached to minutes**). He cautioned that he could not recommend this report for adoption as he feels there are a few minor mistakes generated by Greenwood County and he will need to meet with them to make corrections. Once done he will re-submit.

**Manager's Report** – W Bruce presented his monthly report (**copy attached to minutes**). He also reviewed recent activities related to his company's monthly ride through inspections and compliance enforcement activities.

- Amendment to Covenants – A copy of the filed and recorded Amendment was distributed. Town & Country will be posting this on the association's website and they will also mail a copy to all property owners.
- Amendment to By-Laws (2014) Memorialization – This document was distributed and T & C will be posting this on the association's website and they will also mail a copy to all property owners.
- Ratification of Corporate Actions Taken by Board from September-December 2016 – At the advice of Counsel, this document needed to be ratified by a majority of Directors at a called Board meeting. This was signed by 7 of the 9 directors representing a majority. This document Ratifies and Restates any and all Measures and Actions taken by the Board of Directors from September 2016 to December 2016, which may or may not be considered invalid due to the composition of the Board at the time. Any action or measure taken is deemed to be ratified and shall be given the same effect had a Board of qualified, requisite composition had taken said measures or actions. T & C will post this document on the association's website.

**Discussion of LS Capital and Golf Course/Tennis/Pool** – B Culbertson shared that the Board has had discussions with Jonathan Grossman, Principle with LS Capital. The BOD has expressed our disappointment in their capital improvements thus far and Grossman is insisting the HOA must help participate with some form of a Social Membership obligation to help cover some of their costs. The Board then asked those attending to provide feedback on this issue. Many people voiced their opinions. **J Bost made the motion that the Board conducts a survey of the entire membership seeking feedback on the feasibility of a Social Membership. J McGovern seconded. All approved.**

**It was also agreed that B Culbertson would approach LS Capital about forming a smaller group of investors who may be interested in purchasing the golf course with the intent to grow and prosper it. It**

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was suggested that we include in the survey a question to see if any owners may be interested in an investment position as potential participants in a possible group purchase.

## **Open Owner Forum:**

- Chuck Kelly (502 Fairway Lakes Road) suggested that DHEC be contacted to investigate the watersheds.
- Jerry Mitchell (130 Hunters Village Drive) asked about the up-lighting along left side of Hwy 72 entrance—there are 2 trees not lit. W Bruce informed him these had been repaired by Watterson Electric.
- Wayne Roland (313 Fairway Lakes Road) expressed concern over the board's authority related to establishing the annual budget. The BOD expressed their intent that the next budget would be fully vetted and put be forth the membership.
- Bill Jones (108 Hunters Village Drive) pointed out that the irrigation in their sub-association's island was still operational and should be shut be off.

**Next Meeting** – It was agreed the next Board Meeting would be Tuesday, March 14<sup>th</sup> at 4pm and we will attempt to have it at the Clubhouse.

**Meeting adjourned at 5:25 pm.**