

Hunter's Creek Plantation

HUNTER'S CREEK POA BOD MEETING Harris Baptist Church Social hall January 15, 2019

Attendees: Terry Cummings, Bruce Culbertson, Michelle Karlovetz, Bob Moon, Ralph Layland, Jeanie Dean and Barry Brown. Wilson Bruce with Town & Country

There were approximately 150 property owners also attending.

Meeting called to order by Terry Cummings at 6:00 PM with an official quorum present.

Management Report:

- W Bruce reviewed the most recent inspections performed by Town & County in late December. The BOD affirmed sending letters and to begin issuing fines for second offenders that had not complied
- Bruce confirmed that the new SC HOA Law requirements had been met and documents had been filed in both Abbeville & Greenwood County land record's offices.
- Bruce reviewed the lawn maintenance contract had been put out for bid with 8 invited bidders. The Association received 5 bids and sub-committee had vetted all five and the 2-year contract was awarded to Simmons Lawn Care. Effective dates are 1/1/2019-12/31/2020.
- Town & Country is recommending that the Board consider up lighting the ornamental trees on both sides of the road as you enter from Woodlawn Road. The Board affirmed having T & C solicit bids for their consideration
- Future Board Meetings for 2019 will be held on the 2nd Tuesday of each month starting at 6pm. The next meeting will be February 12th.

Financial Update – B Moon presented an updated Balance Sheet as 1/14/19 (**copy is attached to minutes**).

Architectural Control Committee Update:

- B Brown provided a report updating current houses under construction (9), new house lot that has been approved for construction and approved submissions for additions. (**copy is attached to minutes**).
- W Bruce provided an update on the status of 102 Isabella Court. The Association's attorney has successfully intervened in the foreclosure and Hunters Creek is now a named party in that action. We thereafter filed our claims against the homeowners, Lisa Powell and William Powell's estate.
- T Cummings updated the group on the Ad Hoc Committee's submittal to the Board with a set of ACC Procedures & Guidelines. These are nothing new, just a more thorough dissertation of what we already have in the Covenants and procedures we have been practicing. We are having legal counsel review and assist us in memorializing them before being disseminated to all property owners.

Golf Course/LS Capital Update

- Board representatives informed the group that LS Capital solely owns all bodies of water within the community and are responsible for their maintenance.
- Legal counsel has cautioned us that we have no legal right to go onto their property and to provide maintenance service to these parcels. They advised that if an adjacent property owners is concerned by their lack of maintenance (nuisance), they would need to file a suit against them, not the Association filing the suit.

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- The Task Force met yesterday to review the results of the membership survey related to golf course and a potential purchase by the POA. We received a total of 305 returned surveys with various comments. The vast majority of responses were against any form of a possible purchase by the Association. Due to this, the Task Force decided there was no further reason for them to meet and decided to disband. **(Survey results are attached to these minutes).**
- **Next Steps** – Legal Counsel and Town & Country is recommending to the BOD to call a Town Hall Meeting to openly discuss options with definitive cost estimates and take a formal vote utilizing ballots. By doing this it will memorialize the membership sentiments related to the future of the golf course and its amenities.

Open Owner Forum:

- B Ambrose (409 Hunters Creek Blvd.) – requested the survey results be attached to this meeting minutes and to post them on the website.
- P Karlovetz (401 Oakmonte Cir.) – asked for status of the abandoned house at 302 Hunters Creek Blvd. B Brown informed all that the County does not consider a house abandoned unless there has been no activity for 6 months. This house is under construction and had numerous delays from sub-contractors and suppliers. T Cummings will address this issue becoming a nuisance with the owners.
- D Yarborough (106 Ryders Cup) – voiced concern over the lack of silt fencing on 302 Hunters Creek Blvd. B brown said he would address this with the owner/builder.
- B Scott (115 Tryon Ct) – expressed concern about storm water maintenance and the responsibilities of LS Capital during this time of uncertainty.
- J Ravencraft (118 Tryon Ct.) – expressed appreciation to the Board for all their efforts during this challenging time. He also asked if the Board had any indication earlier of the golf course closure. The Board said no.
- N Stewart (120 Kings Ct.) – asked where the money representing the Social Membership was now going since the club had closed. R Moon shared that this was all going into the association's account with The County. Any excess will be considered come budget review for next fiscal year.
- R Osmus (407 Oakmonte Cir) – Suggested a thorough financial background investigation into LS Capital's affairs be conducted. He also asked what County requirements were in place enforcing LS Capital to keep the golf course maintained. The Board shared that visits with the County had uncovered no such requirements and the County would not be regulating any requirement for maintenance.

T Cummings made the motion to adjourn the meeting at 7:00 pm. B Brown seconded it. All approved.