

Hunters Creek POA
Executive Session Meeting Minutes (May 26, 2020)
Via Teleconference due to COVID-19

Attendees (Board): Brad Pate, Terry Cummings, Robert Moon, Ralph Layland, Jeannie Dean, Jeff Meredith, Barry Brown, Bruce Culbertson & Michelle Karlovetz

Attendees (Management): Wilson Bruce **Guests:** Property Owner Ellis New and Realtor Diane Gillespie

Meeting began at 4:02 pm

Proposed Amendment bringing the Architectural Control Committee under the authority of the Board of Directors – Director Cummings with assistance from Meredith, reviewed some minor changes in a final DRAFT revision. **Culbertson made the motion to submit this final version to legal counsel for their review and editing. Meredith seconded it. All voted in favor.**

Budget Ad-Hoc Committee Recommendation - B Moon presented and reviewed their committee's recommendation to the Board. After much discussion, Culbertson made a motion to move the enclave expenses from the operating budget and to reduce miscellaneous expenses to what we've actually spent as a 3 - 5 year average. Then, calculate a HOA annual dues amount by dividing the revised operating expense by the number of Hunter's Creek parcels. Four directors voted in favor (Culbertson, Meredith, Layland and Dean) and five voted nay (Moon, Pate, Cummings, Karlovetz & Brown). Motion failed.

Moon then made a motion to revise the submitted budget reducing miscellaneous expenses, adding a new expense line for \$4,500 for Reserve Study, removing the 4 enclave upgrade line items & depicting them as capital projects outside the annual operating budget and keeping the annual assessment at \$450 per property parcel. Brown seconded. Five directors voted affirmatively (Karlovetz, Moon, Brown, Pate & Cummings) and four directors voted nay (Culbertson, Meredith, Layland & Dean). Motion passes.

5:00 pm Guests Ellis New and Realtor Diane Gillespie – New presented his concept of the POA stepping forward and making a solid commitment to a prospective buyer of the golf course. It would need to be more money than the POA had previously agreed to fund the Social Membership. He believes it will take \$100-\$250 per month, per parcel to get a prospective buyer truly interested. Gillespie presented what feedback she has received thus far from parties interested in the golf course. She requested the POA establish an amount they are willing to fund the golf course so she can show prospects the POA is sincere and committed to supporting a new endeavor. **The BOD agreed this was not their decision but would need to be brought to the entire membership in some manner for their input and direction.**

Nominating Committee Update – J Dean on behalf of the Nominating Committee confirmed they had received candidate bio forms from four volunteers; Kyle Scates, Gary Odum, Steve Lankford and Jeff Meredith has agreed to serve again if nominated for another term.

Enclaves & Sub-associations Discussions – Director Cummings had done extensive work preparing the history of previous board's actions and presented drawings of each enclave and entrance, depicting property ownership and current establish landscaped areas. There is a lack of a firm scope of work and maintenance

responsibilities between the POA and the sub-associations. Each director was asked to give thought to what they would like to see globally with each of these areas.

Other Topics:

- **Annual Meeting** – It was agreed that this meeting would need to be delayed from late June until a latter time until the Covid 19 pandemic eases up.
- **Next Board Meeting** – Next Board Meeting will be Tuesday, June30th at 5pm.

Adjournment was at 5:59 pm. Motion made by Culbertson and seconded by Karlovetz. All approved.