

**Hunters Creek POA**  
**2020 Annual Meeting Minutes (Town Hall Zoom Meeting Forum)**  
**September 15<sup>th</sup>, 2020**  
**Town & Country Property Management**

**Welcome & Establishment of Quorum**

Wilson Bruce began the forum by stating a Quorum had been achieved with (257) out of (474) lots represented via Ballot Submissions. HE explained that voting measures could proceed at this point.

**Past 12 Month Activities & Possible Future Plans – Status of LS Capital**

Ralph Layland presented the following information to the attendees.

- Hunters Creek currently has 474 tax parcels compared to 457 tax parcels at last year's annual meeting.
- 102 Isabella Court – Took legal action from the Board, but the house was finally demolished this spring and the lot was returned to its natural state. Board was able to recoup \$8,500 toward legal fees in the final settlement.
- Refurbishments to entrances – Started on the refurbishment of some of the entrances, specifically Fox Chase. All entrances and common areas are being reviewed by a committee led by Terry Cummings to determine what needs to be done in the next fiscal year. Committee will meet with sub associations to determine the scope of work so it can be sent out for bid.
- ACC Guidelines – Terry Cummings and his committee have been working on a revision to the ACC guidelines that will be sent out once it is finalized.
- Amendment to bring ACC on Board control – Jeff Meredith has been working on an amendment that has been reviewed by our legal team to bring the ACC under Board control instead of Developer control. The Board will send out a final version of this Amendment for a mail-in vote.
- LS Capital –The Board does not have any authority to make a purchase of the golf course, amenities, green space, etc. That requires a vote of the POA. All correspondence, within the past year, has been with their local realtor, Diane Gillespie. This is when LS capital raised their asking price to \$3 million.
- Maintenance of the Golf Course - the Board contacted LS Capital to see if they would give us permission to be on their property to cut the golf course. They refused. So, any cutting or clearing of the golf course is being done by individual homeowners at their own expense. Some homeowners have written permission from LS capital to be on the golf course.
- Golf Course Properties Vandalism - This is private property owned by LS capital. The Hunters Creek POA has no authority to enforce No Trespassing notices. If a homeowners see something suspicious or a possible vandalism with the golf course buildings, the most efficient thing to do is to call the police directly. If the Board is notified, we will reach out to Diane to handle it from there. We will also send out the information to the POA about the vandalism.

**Proposed Covenant Amendment & Explanation**

Jeff Meredith & Terry Cummings read through the Proposed Amendments to the current set of Covenants. Mr. Meredith and Mr. Cummings both explained each proposed amendment as they were read, and why the Board felt the need to adapt these changes.

**Review Financials for July 2019-June 2020 – Budget for July 2020-June 2021**

Robert Moon provided a Line-by-Line Review of the current Balance Sheet, and explained all line item Expenditures and Income. He then went on to present the July 2020-June 2021 Budget Line-by-Line as well.

### **Election of (4) Director Seats.**

Wilson Bruce informed the attendees that a Ballot Collection Effort had been taking place for the past month. He explained that (4) names had been formally submitted for voting purposes, and that Write-In nominations had also been received. A Ballot Collection Effort had taken place for the previous month up until 5pm on the day of the meeting (9/15/2020). After all returned Ballots were submitted to Town & Country, and a tally for each Nominee had been recorded and calculated, he then announced the (4) owners that received the most votes. The following names will be the new Directors on the Board of Directors:

*Kyle Scates, Judy Yonce, Gary Odom, and Steve Lankford*

### **Owner Forum**

Wilson Bruce opened the forum to any owners wishing to ask questions or make statements. Being that the meeting was held via Zoom, the Chat function was opened for all questions to be received and read aloud. Multiple owners asked varying questions that the Board, and Town & Country, answered.

### **Adjournment**

After it was determined that no more questions or comments remained from the Open Forum, the meeting was adjourned at 7:00pm.

*Meeting Minutes respectfully submitted by Granger Smith, CMCA of Town & Country Property Management.*