

**Hunters Creek POA**  
**Board of Directors Meeting Minutes**  
**October 27<sup>th</sup>, 2020**  
**Town & Country Property Management**

**Attendees (Board):** Terry Cummings, Bruce Culbertson, Judy Yonce, Kyle Scates, Michelle Karlovetz, Robert Moon, & Steve Lankford

**Attendees (Management):** Granger Smith, CMCA of Town & Country Property Management

**Welcome & Quorum**

Granger Smith began the meeting at 5:00pm by stating a Quorum had been achieved with (7) out of (9) Board Members in attendance.

**Financial Review**

Robert Moon performed a Line-by-Line Review of the Balance Sheet, dated as of October 26<sup>th</sup>, 2020.

*Greenwood County Tax District Account - \$449,916.37*

*County Bank Checking Account - \$23,675.26*

Robert Moon informed the Board of a new, County-wide Fire Department Fee. This charge runs \$5/Parcel owned, and includes individual owners as well as Non-Profit organizations. He also informed the Board that the Duke Energy credit had run its course, and charges would be back to normal.

**Sub-Associations & Enclaves Improvement Plans Update**

Terry Cummings and Michelle Karlovetz met with representatives of all Sub-Associations throughout the community to discuss the Landscaping Maintenance needs of each, respective Entrance/Enclave. The Board ultimately agreed to take the list of repairs provided from each Sub-Association, review them independently as a Board, and compose an edited list of repairs for each Sub-Association at a Specially-called Meeting. Once this is completed, Town & Country will secure (3) Bids for the Finalized Scope of Work to be performed.

**Proposed Amendment Status Update**

Granger Smith informed the Board of the current state of returned Amendment Ballots. He reminded the Board that these had to be turned in by December 31<sup>st</sup>, 2020, needed a Quorum of 187 Ballots, and a total of 235 Affirmative Votes must be achieved before the Amendment could be deemed as “passed”. Granger Smith also offered up suggested routes the Board could take in order to procure Owner Participation – Email Blast every 2 weeks, Door-to-Door Canvassing, Cul-de-Sac Meetings.

### **Review Reserve Study Proposals**

Granger Smith reviewed the quotes received for the upcoming Reserve Study. These were submitted by Reserve Advisors, Miller Dobson & Associates, & Criterium-Proctor Engineers. After review, **Michelle Karlovetz made a motion to proceed with Reserve Advisor's quote. Kyle Scates seconded the motion, and all were in favor.** Town & Country will inform Reserve Advisors of their winning proposal.

### **Other Items**

- Michelle Karlovetz proposed the position that more street lights were needed throughout the community. Terry Cummings suggested that we engage Reserve Advisors to give their opinions during the upcoming Reserve Study.
- Kyle Scates informed the Board that Tryon Ct. Residents had approached him in regard to the Water Run-Off from Rivers Run construction. Terry Cumming suggested that the Board seek Legal Council on what the POA has the Authority to do. Town & Country will pursue.
- The Board decided that the next Board Meeting would be held on November 17<sup>th</sup>, 2020 at 5pm.

### **Adjournment**

**Michelle Karlovetz made a motion to adjourn the meeting. Robert Moon seconded the motion, and the meeting was adjourned at 6:40pm.**

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