

Hunters Creek POA
Executive Session Meeting Minutes (August 04, 2020)
Via Teleconference due to COVID-19

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

Attendees (Management): Wilson Bruce

Meeting began at 5:03 pm

Annual Meeting Planning – It was confirmed this meeting would be held utilizing a Zoom Meeting platform on Tuesday, September 15th starting at 6pm. The agenda will include: Review of the past year, Proposed Covenant amendment bringing the ACC under the authority of the BOD, Review of the past fiscal year's financials and current fiscal year budget, Election of three (3) new directors and an Owner Forum. Recently we have received another volunteer (Jim Babb), indicating a willingness to serve if nominated. With his name we now have 6 candidates; Kyle Scates, Gary Odom, Steve Lankford, Judy Yonce, Jeff Meredith and Jim Babb.

T & C will begin composing all the components of the annual meeting announcement packet which will be mailed out next week. The proposed amendment will be included along with an explanation cover sheet. Board members will review and explain this amendment during the meeting. The voting for this amendment will remain open for 60 days beyond the Annual Meeting. Ballots for voting for the new directors will also be included as well as a Proxy for those not able to attend the meeting. A document depicting instructions for using the Zoom platform will also be included.

Enclaves & Sub-Associations Improvement Plan – It was agreed an Ad-Hoc Committee consisting of Terry Cummings, Jeanie Dean and Barry Brown will be formed in order to meet with representatives of Kings Grant, The Villages and 18 Queens Court. These meetings will be to hammer out an agreed upon scope of work for the one-time refurbishment of their entrances. These plans will be then presented to the Board for their approval and then 3 estimates for each will be solicited.

Financial Review – B Moon reviewed the report for the fiscal period of July 2019-June 2020. This document was unanimously accepted with one noted edit (moving the costs related to the Fox Chase refurbishment from the grounds maintenance contract expense to a separate line item under miscellaneous expenses). **Report is attached to these minutes.**

Annual Insurance Renewal – Bruce reviewed the renewal of the various insurance policies including property, general liability, umbrella, fidelity bond/crime, cyber liability, directors & officers an worker's compensation.

Other Topics:

- Jim Babb's demands related to the adjacent property located at 307 Oakmonte Circle. The BOD agreed that they and T & C had followed the Violations & Schedule of Fines & Procedures accordingly, as it relates to enforcing the Covenants. The BOD voted that there was nothing additionally to be done.
- Wayne Roland's request for more detail related to the board's recent 5-4 vote, to not pursue an amendment to the By-Laws. Bruce was directed to craft a communication to Roland with the requested information.

- Town & Country was directed to send out a mass email informing the membership of the most recent vandalism this past weekend at the old golf maintenance building.

Adjournment was at 6:14 pm. Motion made by Meredith and seconded by Moon. All approved.