

**Hunters Creek POA**  
**Board Meeting Minutes (March 23, 2021)**  
**In person and remote due to COVID-19 – T & C Office**

**Attendees in person (Board):** Bruce Culbertson, Steve Lankford, Judy Yonce, Bob Moon, & Terry Cummings

**Attendees via Zoom (Board):** Kyle Scates difficulty connecting

**Attendees (Management):** Wilson Bruce

**Meeting began at 5:00 pm with an official quorum present**

**Financial Review** – Moon reviewed the Balance Sheet as of 03/22/21. **Attached to these minutes.** He also informed us that Greenwood County is requiring a preliminary budget by April 9<sup>th</sup> for the fiscal year July 2021 – June 2022. Input was given to Moon establishing annual assessment amount of \$350 per property for this next budget. Moon reminded the group that his term ends at the annual meeting and the current duties he performs as the Treasurer will need to be assumed by another director or outsourced for a fee. Additionally, he will need someone to take over the mailbox duties as well.

**ACC Activity Report** – Prior to the meeting, B Brown submitted a list of current projects that have been submitted to his committee and were approved. Members of the board had 2 properties not listed with concerns:

- 120 Tryon Court – pool house added that does not match the main residence
- 302 Hunters Creek Blvd. – this house was completed 2 years ago and there has been no grass planted in rear yard.

**Enclaves & Sub-Associations Improvement Plan Update** – T Cummings updated everyone regarding the contractor (Old Pro's Landscaping) and their progress so far. Shrubbery has been removed and selective trees will be cut later this week.

**Discussion of current lawn care contractor Simmons** – T Cummings reported that he and S Lankford met with Simmons to review the work being performed. Additional items were requested such as a 3<sup>rd</sup> application of pine straw each year and a wider application of seasonal flowers. A regular ride around inspection with Simmons will begin April 7<sup>th</sup>. It was agreed to advise Simmons to discontinue the extensive use of Round Up along the roadways. Spot treating immediately adjacent to signs, power boxes, etc. is still permissible.

**Reserve Study Action List** – Cummings presented a list that he and Karlovetz created representing projects for the Board to vet over the next 5 years.

**Golf Course Property Vandalisms:**

- Culbertson had spoken to R Templeton who had discussed our problems with County Manager Toby Chappell. Unless there are code violations occurring, the County has no jurisdiction and we need to engage Law Enforcement. Following the meeting, Culbertson informed the Board that the County after their inspection, have discovered several code violations and they will be taking action to have these addressed.

- Bruce is still awaiting a legal opinion of what the Association can and cannot do. He was also asked to have legal to include the serious storm water issues that are originating from their property and beginning to adversely affect other property owned by private homeowners.

**Other Topics:**

- Speeding – this issue continues to concern the entire Board. Should we engage local deputies to patrol and issue citations? Due to a lack of concrete ideas this topic was ***tabled until next meeting***
- Security surveillance cameras - these were discussed but no action was taken
- Rivers Run sidewalk damages – It is hard to determine whether this is attributable to the former contractor activity or excessive parking due to guests of homeowners. Culbertson will contact Greenwood County to discuss ownership and possible remedies.
- Street lighting upgrade – Moon reported that Jeff Meredith was still taking point on the possible LED upgrade of current street lights, as well as determining locations within the community that new lights are warranted (i.e. Rivers Run).
- Yard Waste – This continues to be a problem with people dumping yard waste and garbage bags randomly in front of vacant lots. This topic was ***tabled until next meeting***.
- Consideration of another effort to amend the Covenants (ACC) – no action taken.

**The next Board Meeting will be Monday, May 3rd.**

**Adjournment was at 6:36 pm. Motion made by Moon and seconded by Yonce. All approved.**