

# **Minutes of Annual Members Meeting- Hunters Creek POA**

## **June 22, 2021**

### **Harris Baptist Church Social Hall**

The meeting was conducted at the Social Hall of Harris Baptist Church in Greenwood, SC from 6:05-7:05 pm. The meeting was called to order by Terry Cummings, President of the Board at 6:05 pm. A quorum was not achieved and all present voted to dismiss for 10 minutes and call a 2<sup>nd</sup> meeting as allowed by the By-Laws . A legal quorum was declared as we had 115 lots represented via proxies and persons attending.

**Introductions of Board Nominations** – Three candidates (Tim Wren, Mark Mull & James Robinson) came forward and spoke to the audience. Town & Country staff distributed ballots and subsequently collected them once they were filled out.

**Past 12 month activities and future plans** - These were reviewed by T Cummings.

- Past 12 months included new landscaping projects of several of the enclaves, the Board working with our attorney to execute a demand letter to LS Capital to address the deterioration of the clubhouse & pool area, and the attempt to pass a Covenant Amendment which included bringing the ACC under the Board's authority—this effort failed not achieving a quorum.
- Future plans included expansion of the number of street lights and a possible upgrade to LED lights, additional landscaping projects at entrances, and another Covenant amendment attempt to bring the ACC under the board's authority.

**Architectural Control Committee Update** – W Bruce of Town Country in the absence of Barry Brown, shared these statistics: In the past 18 months there have been 25 new houses completed and there are 7 new homes either under construction or beginning soon.

**Update on LS Capital and golf course** –Bruce Culbertson shared that the Board had not had ANY contact with LS Capital as they have continued to not respond to any of our emails. The Board did receive an email from their realtor Diane Gillespie, which T & C distributed to all property owners. The Board chose not to take any action on this communication.

**Review Financials and Budget** - Robert Moon, Treasurer, reviewed the P & L Statement for the year 7/1/20 – 6/30/21. Moon then reviewed the Board adopted budget for 7/1/21 – 6/30/22. He summarized the Reserve Study recommendation to begin reducing the reserve balance over the next 3 years. The new budget reflects a reduction of \$100.00 in the annual dues.

#### **Owner Forum**

- James Robinson (108 Sand Trap Lane)—recommends having the shrubs on the right side of the Woodlawn Road exit cut back as they hinder visibility.
- Joyce Stevenson (104 Explorer Lane) wanted to know does she have to have a street light near her home as the current one is causing her problems due to its illumination.
- Ginger Faulkner (205 Gentry Run) –vehicles parked along the street causes a dangerous situation, especially for bikers and walkers.
- Martine Fezler (610 Fairway Lakes Rd.) – Our streets are failing and need the Country's attention real

soon.

- Paul Burdette (108 Lacey Court) – he again is asking for a current status of the streets within Queens Court. The Board agreed to place this on their next meeting agenda.
- Fred Zediak (208 Rivers Runs) – He asked if any of the rumors related to Lander University or the State buying the golf course was true. The Board could not confirm.
- Ken Sanner (406 Oakmonte Circle) – He questioned the increase in grounds maintenance costs in the 2022 budget.
- Lauren Vahjen (415 Hunters Creek Blvd.) – thanked the Board for engaging the law enforcement patrols and she shared about a recent accident out in front of her home due to speeding and texting.
- Valerie Popoli (101 Chipping Court) – She also spoke about the problems with vehicles being parked along the street.

**Board of Directors Election** – W Bruce announced the results of the tabulation of ballots by Town & Country. Mark Mull garnered the most votes and was declared the new director who will be stepping into the seat being vacated by Robert Moon. He will begin serving a 3-year term.

The meeting was adjourned at approximately 7:05 pm.

Minutes submitted by Wilson Bruce, Managing Agent.