

Hunters Creek POA
Board Meeting Minutes (July 12, 2021)
T & C Office

Attendees in person (Board): Bruce Culbertson, Barry Brown, Terry Cummings, Michell Karlovetz, Steve Lankford, Kyle Scates, Mark Mull, Gary Odom & Judy Yonce

Attendees (Management): Wilson Bruce

Meeting began at 5:01 pm with an official quorum present

Treasurer's Duties – The Board discussed this and the Board is awaiting additional bids for these services.

ACC Activity Report – B Brown shared recent submittals accounting for four new house plan submittal from RT Bailey Construction.

The Gables/Sand Trap Lane mail box issue – An individual owner needs to replace his mailbox and the current design is no longer available from the manufacturer. The Board approved a similar design and this owner will order and replace at his expense. This will be the manner for any future mail box replacements.

Election of Officers for the 2021-2022 Term – The following directors were elected for these positions:

- President – Michelle Karlovetz
- Vice President – Terry Cummings
- Secretary/Treasurer – Steve Lankford

Golf Course property vandalism & damage – The Board unanimously decided to direct the HOA attorney to send a letter to LS Capital, demanding a time line for them to secure and make safe the Clubhouse & pool area.

Phase 2 Landscaping Projects – Cummings reviewed a potential list of projects for the Board to evaluate for consideration. It was agreed an Ad-Hoc Committee be formed to work on this. The Committee members will be G Odom, J Yonce & B Culbertson.

Other Topics:

- **Speeding** – W Bruce was directed to engage the Sherriff Department to conduct another round of speeding patrols and to request additional speed limit signs along Hunters Creek Blvd.
- **Community street lighting** – There is no update on this—still awaiting Duke Energy.
- **Revisit Amendment to Covenants to bring the ACC under the Board's authority** – It was agreed that the Board would make an effort to request of Southern Land Development, appointing 2 additional seats on the Architectural Control Committee. These seats would be a current board member and an at-large member from the Community. Cummings will work with B Brown to arrange a meeting to discuss this with SLD
- **Queens Court Roads** – After some discussion, the Board decided not to take any action on this subject at this time.
- **Town & Country Inspections** – W Bruce made the BOD aware that T & C had employed S Lankford to assist them part time performing HOA inspections. He requested the Board to consider if this was

acceptable for Hunters Creek. Bruce and Lankford left the meeting for the Board to discuss. The Board decided that it would not be appropriate for Lankford to work in this capacity when doing inspections for Hunters Creek.

Adjournment was at 6:47 pm. Motion made by Odom and seconded by Karlovetz. All approved.