

Hunters Creek POA
Board Meeting Minutes (September 16, 2021)
T & C Office 132 W Cambridge Ave.

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

Attendees (Management): Wilson Bruce

Meeting began at 5:02 pm with an official quorum present

Financials:

- The 9-8-21 Balance Sheet which was received from Bob Moon, was reviewed by Bruce. (Copy is attached to the minutes)
- The Board decided to enter into a 1 year contract with Dorn Dempsey & Associates, Inc. for all the Association's financial and accounting duties. They were selected based on being the low bidder of the four firms solicited, meeting all of the criteria specified in the bid package. Cummings will handle this negotiation.

Landscaping/Lawn Care:

- Cummings, Karlovetz and Granger Smith from T & C, completed a ride-through inspection on 9/2/21 with Ben Simmons to evaluate the current service and quality of the lawn care work. Results were reviewed.
- Bruce will send to Odom all the documents that were used in 2018 when the Lawn Care Contract went out for bid. The Board is planning on putting the contract out for bid next month for the 2022 calendar year.

Ad-Hoc Committee of Odom, Yonce and Culbertson is continuing to oversee the Phase 2 landscaping upgrades of the various entrances and enclaves.

- A scope of work will be developed for the initial tree work
- Karlovetz and Cummings agreed to make contact with Sand Trap and St. Andrews property owners whom has property adjacent to these enclave entrances.

ACC Activity Report – B Brown shared recent submittals that have all been approved:

- 4 new houses by RT Bailey Construction
- 415 Hunters Creek Blvd. – detached garage and inground pool
- 316 Oakmonte Circle—inground pool
- Lots 19/20 Section Q – inground pool to an existing house under construction already approved

Revisit Amendment to Covenants to bring the ACC under the Board's authority

- Brown made contact with Tim Burke with Southern Land Development and they prefer to leave this committee as is.
- Cummings and Brown will attempt to meet with SLD and discuss the idea of having 2 additional appointees to the ACC from the general membership

Street Lights Discussion

- The number of current street lights should be determined
- Culbertson agreed to work with Jeff Meredith and determine; number of years remaining on current contract, exactly what is included in the proposed price, what is term of the new proposed contract, how are the existing poles handled and can any of this be negotiated?

Other Topics:

- **Decorative Street Signs** – T & C was asked to explore various options and costs for a possible upgrade
- **Woodlawn Road Entrance Fountain** – Recent vandalism related to bubbles overflowing due to soap or detergent being dropped into the water—every time this occurs it costs the POA approximately \$100 for clean-up and system cleaning. Security cameras are a potential step that could possibly deter further incidents or possibly converting the fountain to a permanent planting bed.

Next Board Meeting – It was decided that Wednesday, October 13th at 4:30 pm would be the next meeting. Bruce has a conflict so Granger Smith will represent Town & Country.

Adjournment was at 6:12 pm. Motion made by Odom and seconded by Culbertson. All approved.