

Hunters Creek POA
Board of Directors Meeting Minutes
October 13th, 2021 – 4:30pm
Town & Country Community Association Management

Attendees (Board): Bruce Culbertson, Michelle Karlovetz, Steve Lankford, Judy Yonce, Terry Cumming, Mark Mull, & Gary Odom

Attendees (Management): Granger Smith, CMCA of Town & Country Community Association Management

Welcome & Quorum

Granger Smith began the meeting at 4:30pm by stating a Quorum had been achieved with (6) out of (9) Board Members in attendance.

Financial Review

Terry Cumming presented the Balance Sheet and Profit/Loss Reports prepared by Dorn & Dempsey, both as of October 13th, 2021:

County Checking - \$26,814.69

Greenwood County Account - \$470,318.53

- Bruce Culbertson requested Dorn & Dempsey begin incorporating a Budgeted Line Item on the P&L statements moving forward. Terry will enquire about this.

Landscaping Discussion

2022 Lawn Care RFP - Granger Smith informed the Board that he, Wilson Bruce, Terry Cumming, & Gary Odom had not reviewed/revised the proposed RFP yet, but would forward to the Board once completed.

Ad Hoc Committee Update –

- Michelle Karlovetz announced that her and Terry had met with the Gables community. Announcement to that community's owners will be given regarding the upcoming modifications being made to this entrance.
- Terry informed the Board that the Tryon Ct Entrance Plans were close to being finalized. Those plans would also be communicated to the residents of Tryon Ct to give them time for any feedback towards the Board.

ACC Update

Barry Brown was not in attendance, but forwarded an update via email before the meeting that read:

"The architectural committee has not approved anything since the last meeting. Southern land is preparing a letter to the board letting us know that they do not want to change anything in regard to the architectural committee at this time. Solar panels will continue to be denied in the development until laws require us to allow them. At that time the architectural committee will develop guidelines for these panels, but not until we have to."

Terry Cumming suggested that the Board begin drafting Guidelines to address Solar Panel Installations for when South Carolina State Statutes are eventually passed.

Vandalism of Clubhouse/Fountain Concerns

Clubhouse - Bruce Culbertson will talk to Robbie Templeton on the extent the Board can go to enforce police presence, and to put more pressure on LS Capital to take action. Michelle Karlovetz suggested sending out a communication to all owners asking for anybody who sees anything happening at the Clubhouse to immediately contact the Sheriff's Department.

Woodlawn Fountain – The Board decided to, for the time being, leave the water off due to the potential for vandals pulling up or ruining any new planter installation. The water is currently off due to the continuous vandalism being done to the Woodlawn Entrance. Every time soap or other materials are added to the water that causes damage, there is a cost to have it repaired.

Amendment Status – ACC under Board Authority

Terry Cummings – Southern Land is not interested in meeting with the Board in regard to changing the ACC make-up.

Additional Street Lighting Update

Bruce Culbertson – The cost of moving forward with a complete replacement would start the 10% Budgetary Change that would require Association Approval. Gary Odom suggested having a meeting with Duke Energy to discuss pricing. Bruce & Gary offered to form an Ad Hoc Committee to address this. The Board agreed that any plans need to be presented to the ownership first.

Decorative Street Signage Discussion

Granger Smith presented Matthew Mills correspondence regarding what the County would allow. He would need to follow up with the County on what style is allowed under MUTCD standards (Manual on Uniform Traffic Control Devices).

Fallen Tree

Terry Cumming – Dead Tree across from Rivers Run. The Board decided that since it was on LS property, they would not pay a contractor to go on to this private property to remove.

Emotional Support Animal Discussion

The Board reviewed a homeowner's request and legal documentation to allow them to keep Emotional Support Chickens within the confines of their backyard. Upon legal review and recommendation, the Board voted unanimously to allow for the retention of these Emotional Support Animals on the premise.

Next Board Meeting

The Board decided that the next Board Meeting would be held on November 10th, 2021 at 4:30pm.

Adjournment

Michelle Karlovetz made a motion to adjourn the meeting. Bruce Culbertson seconded the motion, and the meeting was adjourned at 6:05pm.