

Hunters Creek POA
Board of Directors Meeting Minutes
November 10th, 2021 – 4:30pm
Town & Country Community Association Management

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

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 (7) out of (9) Board Member present.

Financial Review

Terry Cummings presented the Balance Sheet provided by Dorn, Dempsey, & Associates, Inc – reconciled as of October 31st, 2021.

- *Operating Account – \$26,478.69*
- *Greenwood County Account - \$455,571.95*

Architectural Control Committee Update

Barry Brown, unable to attend the meeting, provided Granger Smith with his report before the meeting. Granger read this aloud to the Board:

ACC REPORT – November 2021

Approved 3 houses in Queens Ct – lots 3, 13, 24 – new construction RT Bailey
Approved 1 house custom build on Divot Tr – Lot 15-E – RT Bailey
309 Oakmonte Cir – flag pole approved – solar panels denied
113 Sand Trap fence approved
118 Tally Ho – pool and sunroom approved
213 Oakmonte Cir – pool approved
415 Hunters Creek Blvd – pool approval
129 Tally Ho – pool approval

ACC Business Completed by Town & Country

Michelle Karlovetz informed the Board that the ACC had been requesting that Town & Country send letters to residents who were in violation of the ACC's guidelines. ACC offered to send Fine Monies to the Board from here on, and in return Town & Country could continue to send these letters. The Board would like for a Legal Opinion to be sought regarding the Board's liability involved with receiving ACC-initiated Fines.

Abbeville Residents' Upcoming Assessment Discussion

Terry Cummings informed the Board that a communication would be given to all Abbeville-side Homeowners regarding their upcoming assessment collection from Dorn Dempsey & Associates, Inc. He advised that the Board require they follow the same January 15th tax deadline that has been followed in previous years. Mark Mull suggested sending a communication to all Abbeville owners letting them know of Dorn & Dempsey's upcoming Individual Assessment Statement. Gary Odom suggested increasing the per Annum interest rate for Late Collections. Town & Country will make certain that such an increase in interest rate could be completed via an amendment before any such effort is started.

Assessment & Collection Procedure Discussion

Terry Cummings made a formal recommendation to the Board to adopt a Collections Policy for Abbeville residents through a Board Resolution - due to Abbeville County no longer offering their Special Tax District services to Abbeville County residents. **Terry Cummings made a motion to adopt this policy. Bruce Culbertson seconded the motion, and all were in favor.** Michelle Karlovetz, Terry Cummings, and Steve Lankford all signed the Board Resolution prepared by Town & Country.

Street Light Update

Bruce Culbertson informed the Board that there are territorial assignments with these utilities, and Hunters Creek is under Duke Energy. The Hunters Creek POA can either lease the lights from Duke Energy as they are currently doing, or replace and install its own lights which would require new wiring underground. Then, the POA would have to pay another contractor (could also be Duke) to provide the kilowatt-power to these new structures. All maintenance would then become the POA's responsibility, as oppose to Duke Energy's. Any changes (either upgrading with Duke Energy or providing POA-owned lights) would need to be a year out due to the Budget being changed by more than 10% due to this. After Board discussion, it was decided that once clarification is provided on potential options from Duke Power, Bruce Culbertson and Gary Odom will be working to determine a lighting contractor consultant company to meet and develop viable options for the community to consider, e.g., LED, Solar, Lease, Purchase, etc. A full cost analysis would be developed to share with the community.

Street Signage Upgrade

Granger Smith informed the Board that Matthew Mills from Greenwood County Roads Department had approved the suggested the Decorative Street Signage that was presented to him from the www.addressesofdistinction.com website that were provided to him. Michelle Karlovetz informed the Board that Hunters Creek has (39) Street/Stop Sign locations. Matthew Mills, through an email correspondence with Granger Smith, informed the Board that the POA would be responsible for removal, installation, and maintenance of any new signs. Granger Smith will obtain prices for these signs.

Lawn Care Bids Update

Granger Smith informed the Board that Old Pros Lawn Services had turned in a sealed bid, Simmons Lawn Care was preparing their bid, CreativeScapes was currently discussing whether or not they would have time to provide this service, McAlister's Lawn Care could not bid as they were transitioning to specialized landscaping projects only (no routine maintenance mowing, etc.), and Environmental Landscaping would not be bidding at this time. He also informed them that he had reached out and left messages with Emerald Lawn Care, NatureScape, and Green Thumb, and was waiting to hear back from them as well.

Entrances/Enclaves Tree Project Update

Granger Smith informed the Board that 3-5 Contractors were currently writing up bids for this, and should be available by Monday November 15th, 2021.

Next Board Meeting

The Board agreed to next meet on Monday December 9th, 2021 at 4:30pm at Town & Country Conference Room.

Adjournment

Steve Lankford made a motion to adjourn the meeting. Michelle Karlovezt seconded the motion, and the meeting was adjourned at 5:50pm.

*Meeting Minutes respectfully submitted by Granger Smith, CMCA of Town & Country Community Association
Management*