

Hunters Creek POA
Board of Directors Meeting Minutes
December 9th, 2021 – 4:30pm
Town & Country Community Association Management

Attendees (Board): *Michelle Karlovetz, Terry Cummings, Barry Brown, Judy Yonce, Bruce Culbertson, Gary Odom, Steve Lankford, & Kyle Scates*

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 Members in attendance.

Financial Review

Terry Cummings presented the Financial Reports provided by Dorn, Dempsey, and Associates, Inc. as of November 30th, 2021.

- *Operating Account – \$26,376.25*
- *Greenwood County Account - \$472,229.36*

Michelle Karlovetz informed the Board that since the 2019-2020 & 2020-2021 Audit Reviews were not completed, the Accounting Expense would most likely be higher for this year since a complete review would need to be had for these missed years.

Architectural Control Committee Update

Barry Brown updated the Board on the most recent ACC items:

- 105 Tryon Ct converting their deck to a covered porch
- 108 Fairway Lakes is installing a gazebo

Street Sign Update

Granger Smith presented the (2) quotes provided by Addresses of Distinction

- Avenues Design - \$52,682.19
- Charleston Design - \$53,707.84

After reviewing the (2) options, the Board decided to wait until the Annual Meeting to present this potential project to the ownership to get the general consensus on moving forward with it.

Street Light Update

Bruce Culbertson updated the Board on his most recent conversations with Duke Energy:

- HCPOA can only purchase the decorative adder, not the entire pole & fixture.
- There is no “usage” savings from the less kilowattage for LED Lights due to the monthly lease rate is a “cover-all” rate.
- When converting to LED, the price per light will increase from current rate.
- There is a “retirement fee” of roughly \$14,000 if the association changes out lights now.

Bruce Culbertson suggested waiting to do anything at this point due to the high cost to make this switch, as well as the potential for solar-powered street lights being offered in the upcoming future. He also suggested bringing this up at the 2022 Annual Meeting to get the thoughts of the ownership. He suggested getting an inventory of poles that need to be re-painted, and then send that list over to Duke Energy to address for now. Bruce will reach out to Duke regarding the process for reporting this. Michelle Karlovetz suggested buying a few solar lights to install and test out their ability.

Entrances/Enclaves Tree Project Update

Granger Smith informed the Board that R&G Tree Removal Services was scheduled to begin the tree removal project on December 13th, and last for a few days until completion.

Adjournment

Terry Cummings made a motion to adjourn the meeting. Bruce Culbertson seconded the motion, and the meeting was adjourned at 6:15pm.

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