

Hunters Creek POA
Board of Directors Meeting Minutes
January 25th, 2022
Town & Country Community Association Management

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

Audit/Review Discussion

Granger Smith presented the Board with Manley Garvin, LLC's Scopes of Work, as well as Prices, for their Review and Audit Processes. Josh Garvin answered questions via phone call. After discussion, Gary Odom made a motion. Judy Yonce seconded. All in Favor. it was decided that the 2021 Full Audit would be where the POA would begin.

Financial Review

Terry Cummings presented the Balance Sheet and Profit & Loss Statements, prepared by Dorn, Dempsey, & Associates. Both reconciled as of December 31st, 2021:

Operating Account - \$30,403.75

Greenwood County Account - \$543,179.90

Architectural Control Committee Update

Barry Brown could not attend the meeting, but informed Granger that he did not have any Architectural Items to report on as of the meeting.

Entrance/Enclave Tree Project Update

Granger Smith updated the Board that R&G Tree Services had completed the removal of all items listed on the Tree Removal RFP, and that stumps had been grinded as well. However, the Board recommended holding a portion of his total invoice back until he had made the agreed-upon repairs to 102 Sand Trap Lane's Driveway.

Phase 2 – Gary Odom suggested forming a committee to determine what each remaining entrance needs to have planted, and then reach out to Old Pros Landscaping to evaluate.

Speed Control Signs

Granger Smith informed the Board that he was still waiting to hear back from Matthew Mills with Greenwood County Roads Department on obtaining information for more Speed Limit Signs to be placed along the main thoroughfare through Hunters Creek Boulevard. Bruce Culbertson emailed the Board a Speed Limit Detection Reader that is popular within other Associations. He suggested purchasing a few of them to spread throughout the community. Granger is going to reach out to Greenwood County regarding the POA installing a few, flashing Rate-of-Speed Signs.

2022 Lawn Care

The Board reviewed the received bids. After careful consideration of all bids, **the Board took a vote to accept Old Pros Lawn Care's submission. All were in favor of proceeding with Old Pros Lawn Care.** Communication will be had with the winning bidder to begin soon.

Open Owner Forum

- Terry Cummings – 102 Kings Grant Fallen Tree will not be paid for by the POA since they reside on owner property. Terry will communicate this to the owner.
- The next Board

Adjournment

Michelle Karlovetz made a motion to adjourn the meeting. Steve Lankford seconded the motion, and the meeting was adjourned at 6:10pm.

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