

Hunters Creek POA
Board of Directors Meeting Minutes
February 15th, 2022
Town & Country Community Association Management

Attendees (Board): Judy Yonce, Bruce Culbertson, Michelle Karlovetz, Terry Cummings, Steve Lankford, and 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 (6) out of (9) Board Members in attendance.

Financial Review

Reconciled Reports, prepared by Dorn Dempsey & Associates were distributed to all Board Members in attendance:

Operating Account - \$38,890.70

Greenwood County Account - \$573,584.00

Budget Discussion

Granger Smith informed the Board that Greenwood County had sent out Special Tax District Budget Request Forms for Hunters Creek to fill out and return by April 1st, 2022. He explained that the County was ok with the Meeting Minutes being turned in after the Annual Meeting (June 2022). The Board reviewed Dorn & Dempsey's proposed budget, and made edits and additions to more accurately reflect the upcoming year's expenses.

Southern Land Development Transfer to RT Bailey

Town & Country will send a communication to all owners with the information that the Board currently has (from SLD) in regard to the transfer of property and Declarant Rights from Southern Land Development over to RT Bailey Construction.

ACC Discussion

Based on Southern Land Development's sale of all the remaining properties in Hunter's Creek, RT Bailey will take control of the ACC. Because of the potential impact to Hunters Creek POA and its residents, the Board of Directors is requesting a meeting with Mr. Bailey to determine his proposed structure for this Committee.

Open Owner Forum Discussion

Town & Country suggested that, once a Quarter, the Board revisit holding an Open Owner Forum during that Quarter's Board Meeting for any owner interested in attending. The Board will consider having this scheduled again. A location for these meetings will be determined later.

Adjournment

Michelle Karlovetz made a motion to adjourn the meeting. Judy Yonce seconded the motion, and the meeting was adjourned at 6:15pm.