

Hunters Creek POA
Board of Directors Meeting Minutes
April 26th, 2022
Town & Country Community Association Management

Attendees (Board): Michelle Karlovetz, Terry Cummings, Bruce Culbertson, Judy Yonce, Mark Mull, Todd Bailey, & Kyle Scates

Attendees (Management): Granger Smith, Wilson Bruce, & Kandy All of Town & Country Community Association Management

Welcome & Quorum

Granger Smith began the meeting at 5pm by stating a Quorum had been achieved with (7) out of (9) Board Members in attendance.

Financial Review

Granger Smith presented the Balance Sheet and Income Statements, both reconciled by Dorn, Dempsey, & Associates, Inc. as of March 31st, 2022.

County Bank Checking - \$38,839.20

Greenwood County Account - \$532,985.03

Audit Discussion

The Board reviewed Manley Garvin's Audit proposal. Their last Review was performed with the ending date as of June 30th, 2019. After discussion, the Board decided to have the Audit performed with July 2019-June 2020 Full Audit as the starting point for this process. July 2020 – June 2021 Review will also be completed by Manley Garvin.

Annual Meeting Review

Granger Smith presented the 2022 Annual Meeting Notice Packet that Town & Country had prepared. Town & Country will send out the Annual Meeting Notices to all owners within the coming week.

Architectural Discussion

Terry Cummings introduced the previous Architectural Control Amendment that the Board had pursued. The Board considered the possibility of pursuing this item and presenting it to the ownership at the Annual Meeting. The Board decided that it will present this to the owners during this meeting to determine whether or not this is something the POA would like to pursue via a Mailed-In Ballot Meeting after the Annual Meeting.

New Business

- Tripp Padgett, Hunters Creek Homeowner, was invited, by the Board, to speak regarding a proposed, purchasing option for the Green Space currently owned by LS Capital. This will be presented during the Annual Meeting to the ownership.
- Terry Cummings – Suggested the Board revisit purchasing a few Solar Street Lights to see how they would compare to the current street lighting.
- Michelle Karlovetz – Proposed the POA purchase "Flock" Entrance Security Cameras for all (3) Main Entrances/Exits. Michelle will set up a Zoom Meeting with this company for the next Board Meeting.

Adjournment

Judy Yonce made a motion to adjourn the meeting. Terry Cummings seconded the motion, and the meeting was adjourned at 6:50pm.