

Hunters Creek POA
Board of Directors Meeting Minutes
July 21st, 2022
Town & Country Community Association Management

Attendees (Board): Judy Yonce, Gary Odom, Kyle Scates, Jeff Lippens, Steve Lankford, Todd Bailey, Mark Mull, & Greg Piontek

Attendees (Management): Granger Smith, CMCA of Town & Country Community Association Management

Welcome & Quorum

Granger Smith began the meeting at 5:30pm by stating a Quorum had been achieved with (7) out of (9) Board Members in attendance.

Financial Review

Granger Smith informed the Board that Greenwood County was behind on their presentation of Financial Statements due to in-office illness, as well as it being their End-of-Year. Once those are sent over to Town & Country, they will be dispersed to the Board as well as the Ownership.

Board Positions Vote

The Board voted on (4) 1-year Officer Positions:

- *President* – Steve Lankford volunteered. **Todd Bailey made a motion to approve. Judy Yonce seconded, and all were in Favor.**
- *Vice President* – Jeff Lippens volunteered. **Gary Odom made a motion to approve. Todd Bailey seconded the motion, and all were in favor.**
- *Secretary/Treasurer* – Judy Yonce volunteered. **Steve Lankford motioned to accept. Jeff Lippens seconded the motion, and all were in favor.**
- Gary Odom, Kyle Scates, Mark Mull, and Greg Piontek will serve as Directors.
- Architectural Control Committee Chair Todd Bailey will serve as this position.

Audit Discussion

Granger Smith presented the End-of-Year Audit as of June 30th, 2020 performed by Manley Garvin, LLC. After review, Steve Lankford (President) signed the Representation Letter provided by Manley Garvin, LLC.

Inspection Report Discussion

After Board Discussion, it was decided that after Town & Country's initial inspection, the Board would vet this document and report which letters need to be sent.

- Yard Debris "No Dumping" Signs – After discussion, the Board decided to pursue the purchase of these signs to be placed on Hunters Creek Blvd and Rivers Run.
- Judy Yonce – Vacant Lot Stopped Construction on Fairway Lakes – Informed the Board that Barry had communicated with the owner and builder. The ACC has given them (30) Days to clean up the lot. The ACC will not accept any plans for home construction until the Lot has been cleared.

ACC Sub-Committee Discussion

- Todd Bailey – Would like for a 3-4 person sub-committee, comprised of Hunters Creek Owners, to be formed for the vetting and approval of Additions/Improvements/Remodels. After discussion, the Board decided that anything requiring a Permit (Pools, Additions, etc) would be directed to the ACC. Anything not requiring a permit could be handled by a vote of the Board. Steve Lankford asked Todd Bailey about the addition of a Board Member to the ACC. Todd agreed to this. Details on this addition will be worked out in the near future.

Entrance Landscaping Discussion

- Granger Smith informed the Board of a conversation had with Scott Shirley involving his suggestion/potential involvement to assist the Board with upgrading and expanding the beautification of the Front Entrances (Woodlawn, Highway 72, and Old Abbeville Highway). His suggestion was to involve a Landscaping Specialist, such as Wells Massingale, to help aid the POA with this potential expansion. After discussion, the Board will form a Board-oriented Beautification Committee to discuss expanding these Entrances' Landscapes. Granger will also reach out to Wells Massingale for a potential meeting.
- Granger Smith is also sending out RFPs for the Phase 3 of the Entrance/Enclaves Project, previously approved and promised by the most recent Board of Directors.

Green Space Discussion

- Jeff Lippens – Brought up Tripp Padgett's options for the Association to buy this property privately. Judy Yonce – mentioned previous poll to owners where majority did not want to purchase this in 2018. Todd Bailey – suggested partnering with another entity and purchasing the clubhouse amenities and renovating them, and having the partner purchase the Green Space. After discussion, the Board decided to put together a survey for all owners to participate in. The survey would include owner interest in a Green Space purchase based on monetary figures provided.

Next Board Meeting

The Board decided that the next Board Meeting would be held on August 22nd, 2022 at 5:30pm in the Town & Country Conference Room.

Adjournment

Judy Yonce made a motion to adjourn the meeting. Jeff Lippens seconded the motion, and the meeting was adjourned at 7:35pm.

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