

Hunters Creek POA
Board of Directors Meeting Minutes
August 22nd, 2022
Town & Country Community Association Management

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

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 (8) out of (9) Board Members in attendance.

Financial Review

Granger Smith presented the Balance Sheet and Profit/Loss Reports presented by Dorn, Dempsey, & Associates:

Operating Account: \$42,109.20

Reserve Account: \$422,526.76

Entrance/Enclave Phase 2 Update

Granger Smith – provided update on Contractor Outreach for this portion of the Entrance/Enclave Beautification Project. He had not heard any responses from any contacted parties yet, but would make phone calls this week to gauge interest from these potential bidders.

Inspection Report

Granger Smith presented the August 2022 Inspection Report to the Board. After Board Discussion, the corresponding letters will be sent to those owners needing them.

Green Space Survey Discussion

Jeff Lippens – Presented the survey that the Board had discussed at the previous Board Meeting involving gauging the potential interest from all homeowners in purchasing the Green Space, as introduced by Tripp Padgett. After long discussion of the rough drafted survey and other components regarding a purchase of the Green Space and all of its underlying issues and liabilities, it was decided that no action would be taken at present. A mass email would be sent out to the Homeowner Association explaining the Board's position on the matter.

ACC Standards Review

The Board vetted the previously discussed topic of adding an additional Board Member to the Architectural Control Committee. Steve Lankford – Board needs to determine (1) Individual for additional ACC position, as well as finding (3) other individuals to join this (1) ACC Spot for the Sub-Committee that focuses on Non-Permitted ACC Requests. The Board will continue to look for the additional ACC Spot from names within the neighborhood – preferably someone with an Architectural Background. If any member of the community with this background would like to volunteer to serve this position, then please contact Granger Smith at gsmith@tcgrd.com.

Non-Permitted ACC Subcommittee

- Tim Wren volunteered to serve
- Larry Yonce volunteered to serve
- Mark Mull volunteered to serve
- **Gary Odom made a motion to approve these nominated names. Greg Piontek seconded the motion, and All were in Favor.**

New Business

- Greg Piontek – Skunks in the neighborhood. Can the HOA do anything to address this? Multiple owners have communicated this desire. Granger Smith will research who to contact with the Game Warden's office or at the State – referenced a similar situation within Lodge Grounds a few years ago (Invasive Geese).

Open Owner Forum

- Michael Putnam & Terry Cummings – ACC Amendment Effort
 - They presented the POA/Board's need for Control of the ACC. Would like for an official Legal Opinion to be drawn on previously documented amendments. Would also like for the Board to obtain all answers to potentially move forward.
 - ACC Guidelines – Terry Cummings – Have the new Sub-Committee take a look at the ACC Guidelines that he developed a few years ago, and edit.
 - Open Meetings – Would like for all Board Meetings to be open to the membership. Possibly held at Harris Baptist Church. The Board will look into Quarterly Open Meetings via Zoom.
 - Terry Cummings also offered his guidance and help to the new Board of Directors.
 - Terry Cummings & Michael Putnam prepared a letter to the board regarding their opinion on the Amendment to the Covenants and Architectural Control Committee that they would like attached with the Meeting Minutes. In a Special Meeting called after the Board Meeting, a vote was held by the Board on whether or not to disperse this letter at this time to the Ownership. Voting results ended with the Board deciding not to disseminate at this time (6-1 Majority). However, the board has agreed to take this request under consideration, and gather more Legal and Financial facts for their review before any presentation to the homeowners.

Adjournment

Steve Lankford made a motion to adjourn the meeting. Jeff Lippens seconded the motion, and the meeting was adjourned at 8pm.

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