

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

Attendees (Board): Steve Lankford, Judy Yonce, Kyle Scates, Jeff Lippens, Gary Odom, Tim Wren, Todd Bailey, & 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 (8) out of (9) Board Members in attendance.

Open Owner Forum

- Rick Piontek & David Burrell presented map images of Scott Shirley's proposal for adjacent lots near their properties off of Fairway Lakes Rd and how they would potentially block their current view of the adjoining Fairway. They asked for the Board's commitment to assist/protect any owners who may have an upcoming issue with any future, potential Development along these lots.

Financial Review

Granger Smith informed the Board that Greenwood County was, once again, late on presenting their Monthly (August) Financial documents. Tim Wren offered up his Accounting Services as he currently provides similar help to the Hospital. He offered to perform this function free-of-charge to the Association. The Board will consider this moving forward.

Old Business

- **Architectural Control Committee – Non-Permit Committee**
 - The Board, along with the current ACC, agreed to form a Sub-Committee for Non-Permitted Additions within the community (New Roofs, Exterior Painting, etc). This would consist of 3-4 Homeowners. During the previous Board Meeting, Tim Wren, Mark Mull, and Larry Yonce were voted in to serve on this committee. The Board would like for (1) more Homeowner to be included with this group. **If any HCPOA Owner would like to be considered for this position with this group, please submit the attached Bio-Form for the Board's review, and turn it in by October 7th, 2022 to gsmith@tcgrd.com. Previous Architectural Experience is preferred, but not required.** This position will be voted in on-or-before the October 17th Board Meeting.
- **ACC Amendment**
 - During the last Board Meeting, Terry Cummings and Michael Putnam requested the Board consider moving forward with an ACC Amendment that would place the ACC under the jurisdiction of the POA, rather than the Declarant. After numerous conversations regarding this topic, and the decided-upon route of adding an additional HCPOA Homeowner to the ACC New Construction Committee, the Board & ACC feel comfortable that a harmonious relationship can be had between the POA and Declarant. **Kyle Scates made a motion to keep the ACC as it currently stands. Judy Yonce seconded the motion, and All were in Favor.**

Entrance/Enclave Projects Update

Granger Smith informed the Board that none of the original (5) Contractors wished to submit a bid for this project. He did, however, inform the Board that outreach had been made to Ward's Landscaping and Landscapes by LP Design. RFPs have been sent to these (2) new contractors, and bids should be incoming soon.

New Business

- Granger Smith presented the September 2022 Inspection Report for the community to the Board, and provided updates for outstanding violations.
- Steve Lankford suggested that the Board inform the Association Members regarding the Board's Standpoint on the Golf Course Purchase by the independent investor. These main points are: 1) The Board nor the POA is involved with the Sale of any of these Properties 2) No agreements have been made on any Lease of Property by the Board of Directors and 3) Any Lease of Property or a subsequent Increase in Assessment resulting from a Lease of Property would require a majority vote from the POA.
- Judy Yonce recommended that the Board put parameters on the Open Owner Forum portion of all Board Meetings. They include 1) Limiting one owner speak at a time per topic 2) Having a Maximum of 5 Minutes spent on each topic 3) A Maximum of (3) different topics per meeting could be brought up and 4) A Minimum of (3) Days Written Notice to the Board with their desired Topic would need to be given by an owner. **Kyle Scates made a motion to approve this measure. Gary Odom seconded the motion, and All were in Favor. Any owner wishing to speak during the Open Owner Forum of Board Meetings will need to follow these Guidelines moving forward.**

Adjournment

Gary Odom made a motion to adjourn the meeting. Kyle Scates seconded the motion, and the meeting was adjourned at 7:15pm.

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