

Hunters Creek POA
Board of Directors Meeting Minutes
October 17th, 2022
Town & Country Community Association Management

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

Attendees (Mgmt): 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 present.

Financial Review

Greenwood County provided the Balance Sheet and P&L Financial Reports, both reconciled as of September 30th, 2022:

Operating Account - \$45,059.20

Reserve Account - \$393,642.66

Old Business

- Steve Lankford – Presented Scott Shirley’s drafting Plans for the Clubhouse and Green Space areas. Once these have been finalized by Mr. Shirley, the Board will review and then disseminate to the ownership. From what we know now, the plans will involve a change to the Greenwood County PDD. Todd Bailey suggested 1) the Board assist Mr. Shirley in crafting the PDD changes so that a harmonious agreement could be made between the POA and Mr. Shirley; 2) Having the County Planning Department and an Attorney review his plans before they are submitted to County Council; and 3) Drafting a Maintenance Agreement between the POA and Green Space Owner (current & any future owners) with specific provisions for the care of these areas. Greg Piontek also suggested that the Board should seek legal counsel if the PDD changes do not suit the homeowners. not to approve the proposed PDD changes.

New Business

- Steve Lankford – Suggested forming a Beautification Committee that would only focus on the Seasonal Plantings of the (3) Main Entrances. This committee would be responsible for aiding the Lawn Care Contractor(s) with deciding what specific plantings would be installed at these locations. Todd Bailey recommended hiring a Professional Contractor to just perform these Seasonal Installs, and then take that portion of work out of the current Lawn Care Contract.
- Steve Lankford – Presented the (1) Bid turned in (out of 7 contractors initially pursued) for Phase 2 of the Entrances & Enclaves Beautification Project. This was submitted by Landscapes by LP Designs. After Board discussion, it was decided that Steve Lankford will meet, on-site, with Contractor and Local Owners near these areas to determine that the work being done is the work that best suits these areas. **Steve Lankford made a motion to accept this bid once the work has been agreed upon and finalized between the Local Owners, POA Board, and Contractor. Mark Mull seconded the motion, and all were in favor.**

- Steve Lankford – Informed the Board of an instance of Vandalism from over the weekend involving an owner off of Rivers Run. The Board is reminding everyone that the Greenwood County Sheriff's Office and Flock Security Systems have an agreement that gives the GCSO access to Flock's security camera footage for instances where footage needs to be pulled in order to catch perpetrators of criminal activity within the neighborhood.
- ACC Sub-Committee – It was decided at the previous Board Meeting that (1) of the (3) Members of the ACC Sub-Committee (Mark Mull, Tim Wren, & Larry Yonce) would also serve on the (5) Person ACC Committee. This will leave (3) RT Bailey representatives, and (2) Hunters Creek residents serving on the ACC. Larry Yonce will serve in this dual-role.

Next Board Meeting

The next meeting of the Board of Directors will be held on **November 28th, 2022 at 5:30pm in the Town & Country Conference Room/via Zoom** (for those who cannot attend in person).

Adjournment

Mark Mull made a motion to adjourn the meeting. Steve Lankford seconded the motion, and the meeting was adjourned at 7pm.

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