

Hunters Creek POA
Board of Directors Meeting Minutes
January 2nd, 2023
Town & Country Community Association Management

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

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.

Review of Summerset & Ad Hoc Committee Lease Proposals / Revisions

- Steve Lankford read through Summerset Capitol's proposed first draft of a Lease Agreement. This agreement included details regarding the Green Space, Trails, Lot Extensions, and the responsibilities of the POA vs. Summerset.
- Mark Mull read through the Ad Hoc Committee's Revisions and Potential Edits needing to be made to this Agreement that would best suit the community.
- The Board discussed numerous details of the Agreement that needed to be revised or added, and then sent to Summerset as a counter-offer. After this Board Meeting, the Ad Hoc Committee will work those revisions into a single document to be given to Summerset, where negotiations would continue from there.
- **Greg Piontek motioned that a Town Hall Meeting should be held between the Ownership and Board of Directors to establish any other suggestions or discussions of this Lease Agreement – from the POA's perspective. Judy Yonce seconded the motion, and All Were In -Favor.** This Town Hall Meeting is scheduled for January 24th, 2023 at Harris Baptist's Social Hall (Same Location as Annual Meeting). Meeting Announcements will be distributed before the end of the week (January 6th, 2023). The Board plans to also meet the day after this Town Hall (January 25th, 2023) to review what was discussed during the gathering.

Adjournment

Steve Lankford made a motion to adjourn the meeting. Jeff Lippens seconded the motion, and the meeting was adjourned at 7:30pm.

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