

Hunters Creek POA
Board of Directors – Special Meeting Minutes
January 13th, 2023
Town & Country Community Association Management

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

Attendees (Management): Calhoun Mays III and Granger Smith of Town & Country Community Association Management

Welcome & Quorum

Granger Smith began the meeting at 10:30am by stating a Quorum had been achieved with (7) out of (9) Board Members in attendance.

Review of Events – Lease Agreement Efforts between Summerset Capital & HCPOA Board

- Steve Lankford presented a timeline of events that have corresponded with the Lease Agreement Efforts to date:
 - 12/6/2022 – County Council Meeting – 1st Hearing of Summerset’s proposed changes to the PDD
 - 12/13/2022 – 1st Lease Agreement Draft submitted to the Board from Summerset Capital
 - 12/20/2022 – County Council Meeting – 2nd Hearing of Summerset’s proposed changes to the PDD. County Council indicated that it would be helpful to Summerset’s PDD cause if a Lease Agreement were to be worked on and/or voted on before the final hearing on 2/7/2023.
 - 1/2/2022 – Board meets for the first time since the holidays to review their Ad Hoc Committee’s revisions to Summerset’s drafted Lease Agreement Proposal. Board also decides that a Town Hall should be held on 1/24/2023 to discuss the Lease Agreement with the ownership
 - 1/8/2023 – Ad Hoc Committee deliveries an official drafting of the Board’s revisions to Summerset
 - 1/8-1/10/2023 – Summerset indicates that they are withdrawing from the Lease Agreement negotiations
- Conversation was had regarding the pros and cons of either cancelling the Town Hall Meeting vs. Keeping it scheduled due to Summerset’s withdrawal from the Lease Agreement efforts. During discussion, it was acknowledged that Greg Piontek, Judy Yonce, and Mark Mull were in favor of keeping the meeting, but in the end, it was unanimously agreed upon, by the Board, that instead of holding a Town Hall Meeting, letters would be sent to the Ownership, County Council, and Summerset Capital explaining the circumstances surrounding the Lease Agreement, as well as the Board’s direction on the matter. **Steve Lankford made a motion the send these (3) sets of letters to their respective parties. Mark Mull seconded the motion. No discussions were had, and All Were In-Favor.** Town & Country will work to send these letters out.

Adjournment

Jeff Lippens made a motion to adjourn the meeting. Judy Yonce seconded the motion, and the meeting was adjourned at 12:15pm.