

Hunters Creek POA
Board of Directors Meeting Minutes
April 10th, 2024
Town & Country Community Association Management

Attendees (Board): Stephen Hinds, Jean Kroll, Larry Yonce, Greg Piontek, & 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 (5) out of (9) Board Members present.

Board Meeting Minutes Review/Approval (3/20/2024)

Granger Smith presented the March 20th, 2024 Board Meeting Minutes for the Board's Review and Approval. **After review, Greg Piontek made a motion to approve the set of Minutes. Larry Yonce seconded the motion, All were In-Favor, and the Minutes were Approved.**

Financial Review

Granger Smith presented Greenwood County's Balance Sheet & P&L Statement:

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Old Business

- Manley Garvin Audit Review Vote – Granger Smith presented Manley Garvin's updated fee schedule for Reviews and Audits. Larry Yonce introduced a possible alternate Accounting source to provide this service in Rodney Stone (former HCPOA Board Member). After discussion, it was decided that Larry Yonce will begin outreach to Mr. Stone, and the Board will subsequently postpone the Review until they can review an alternate proposal, as well as determine the necessity for this continued service.

New Business

- Board Resignations – Granger Smith announced that Fred Zediak and Jeff Lippens had offered their letters of resignation, and suggested the Board begin vetting their replacements. The Board discussed potential owners to fulfill these (2) positions. **After discussion, Greg Piontek made a motion to appoint Mark Faulkner complete Fred Zediak's term (2026 Annual Meeting), and that Don Wenzel fill Jeff Lippens term (2025 Annual Meeting). Jean Kroll seconded the motion, and All were In-Favor.** Granger Smith will notify both parties of their appointments.
- Sub-Association Responsibility Legal Opinion Update – Granger Smith updated the Board that McCabe, Trotter, & Beverly had just received their Abstractor's title search

results, and would be providing an update on their stance on the matter within the coming weeks.

- Annual Meeting Discussion – The Board reviewed the Annual Meeting Announcement packet and made their revisions. Town & Country will be dispersing this to the ownership on April 11th, 2024.
- Bill Pay Concern – Stephen Hinds voiced his concern over the lack of visibility the Board currently has with the Accounts Payable process through the County. The Board wants to better define this process moving forward. Mark Mull suggested that the Board receive/review a list of monthly invoices from either Dorn & Dempsey or Greenwood County before payment. The Board will continue to navigate this item moving forward.
- Woodlawn Entrance Update – Larry Yonce provided an update on his recent efforts with repairing the Fountain Area. He has recently spoken with an Easley, SC-based vendor regarding their suggestion of installing a Sand Filter and “False Bottoms” to combat soap buildup within the fountain, and the costs that would be accrued with the system’s regular maintenance. Greg Piontek suggested adding this item to the Annual Meeting Agenda so that the ownership could be knowledgeable of all of the necessary repairs and costs associated with this.

Adjournment

Stephen Hinds made a motion to adjourn the meeting. Mark Mull seconded the motion, and the meeting was adjourned at 7:20pm.

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