

Hunters Creek POA
Board of Directors Meeting Minutes
May 15th, 2024
Town & Country Community Association Management

Attendees (Board): Larry Yonce, Don Wenzel, Stephen Hinds, Jean Kroll, Todd Bailey, Mark Mull, Mark Faulkner, Greg Piontek, & Tim Wren

Attendees (Mgmt): Granger Smith, CMCA of Town & Country Community Association Management

Welcome & Quorum

Granger Smith began the meeting by stating a Quorum had been achieved with (9) out of (9) Board Members in attendance.

Board Meeting Minutes Review/Approval

Granger Smith presented the April 10th, 2024 Board Meeting Minutes. After review, Todd Bailey made the motion to accept them. Greg Piontek seconded the motion, and All were In-Favor.

Financial Review

Granger Smith explained that Greenwood County's reports had not been reconciled by Dorn & Dempsey as of the date of this meeting.

Old Business

Audit/Review Function – After reviewing the POA's requirement to produce yearly Financial Reviews through an independent, 3rd Party Accounting Firm, the Board made several suggestions that included:

- Larry Yonce – Possible Amendment Effort to remove the Audit Requirement from Governing Documents, and a yearly Open Review be performed amongst a few owners
- Jean Kroll - Audit Committee be comprised of Owners
- Jean Kroll - Town & Country provide a quote for managing the POA's Monthly Financials
- Todd Bailey – The Board Treasurer regain the capacity to pay invoices

The HCPOA Board is currently questioning the entire Financial Process, and is therefore looking to seek other Accounting Quotes and Directions for its functionality.

New Business

- Sub-Association Enclave/Entrance Responsibility – The Board reviewed McCabe, Trotter, & Beverly's official Opinion on Master POA vs. Sub-Association Entrance Maintenance Responsibilities. After review by the Board, it was determined that there was no definitive suggested course of action presented by their firm. The Master POA Board of Directors decided to send each of the (3) Sub-Associations (Kings Grant, Queens Court, & The Villages) a communication that state they begin maintaining the entirety of their respective Entrances (Entrance Areas, Right-of-Ways, Signs, and Seasonal Plantings). **Todd Bailey made a motion to send this communication out. Don Wenzel seconded the motion. (8) Board Members were In-Favor, and (1) was Not In-Favor of the motion.** Town & Country will compose a communication and send to the Board for review before disseminating.

- Lake Purchase Update – Tim Wren provided a brief update on the Fairway Lakes/Gentry Run Lake Area Purchase by lake-bordering lot owners and Beartop Holdings, LLC. He indicated that a Sub-Association would need to be formed for ownership purposes. Tim Wren also advised that there is a leak in one of the Overflow Pipes causing the lake levels to drop. He also indicated that there was low owner participation with these meetings, and that he was unsure of the project's future.
- Fairway Lot Extensions Discussion – Mark Mull reviewed Beartop Holdings, LLC's recent communication that detailed the proposed legal process in which they wanted the individual Fairway Lot Extension transactions to be conducted. The Board then reviewed McCabe, Trotter, & Beverly's response to their proposal. After discussion, Todd Bailey suggested amending the Governing Documents to add language stating that any absorbed, adjacent property purchased by an individual owner would automatically be subject to the Hunters Creek Master POA's Governing Documents. The Board will be researching ways in which an Amendment could be written and conducted. The Board is also waiting for Greenwood County's (Carol Coleman's) response to Mark Mull's emailed questions on the way in which the County viewed how these land transactions should be recorded.
- Annual Meeting Review – The Board reviewed the 2024 Annual Meeting Agenda.

The Board will meet one final time before the 2024 Annual Meeting on May 29th, 2024 at 2pm in Town & Country's Conference Room.

Adjournment

Mark Mull made a motion to adjourn the meeting. Todd Bailey 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