

Hunters Creek POA
Board of Directors Meeting Minutes
July 31st, 2024
Town & Country Community Association Management

Attendees (Board): Stephen Hinds, Mark Faulkner, Keith Lasure, Larry Yonce, Jean Kroll, Don Wenzel, Greg Piontek, Todd Bailey.

Absent – Tim Wren

Attendees (Mgmt): Granger Smith, CMCA (Town & Country)

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.

Financial Review

Granger Smith informed the Board that Greenwood County was, once again, behind on their monthly Financial Report Distribution efforts due to staff turnover on their end. This led to a conversation regarding the possibility of exiting the Special Tax District, as well as looking for another 3rd Party Accounting Vendor. The Board tabled further discussion on this until the next meeting.

Old Business

Board of Director Position(s) Elections:

- **President** – Larry Yonce nominated Greg Piontek. **Greg Piontek accepted his nomination. Stephen Hinds motioned to accept his nomination. Mark Faulker seconded, and All were In-Favor.**
- **Vice President** – Stephen Hinds nominated Larry Yonce. Larry Yonce accepted his nomination. **Jean Kroll motioned to accept his nomination. Don Wenzel seconded, and All were In-Favor.**
- **Secretary** – Larry Yonce nominated Jean Kroll. Jean Kroll accepted her nomination. **Greg Piontek motioned to accept her nomination. Stephen Hinds seconded, and All were In-Favor.**
- **Treasurer** – **Todd Bailey motioned to reassign Tim Wren into this role. Jean Kroll seconded the motion, and All were In-Favor.**
- **Directors** – Stephen Hinds, Keith Lasure, Mark Faulkner, and Don Wenzel will serve as Directors via acclamation.
- **ACC Chair** – Todd Bailey will remain Chairman of the Architectural Control Committee.

New Business

- **Accounting Engagement Letter** – Granger Smith presented Dorn & Dempsey's 2024-2025 Engagement Agreement for their Accounting Services. After discussion, the Board would like for Town & Country to present their Accounting Function Proposal to the Board during the next Board Meeting. **Larry Yonce made a motion to Not Accept Dorn & Dempsey's 2024-2025 Renewal Agreement, and to formally make their Accounting Functionality decision after the August 2024 Board Meeting. Todd Bailey seconded the motion, and All were In-Favor.**

- Landscape Committee Presentation – Stephen Hinds & Larry Yonce presented their cumulative research on the history of Lawn Care Responsibilities, their physical measurements of properties and Right of Ways, as well as their discoveries with their in-person conversation with Ryan McCabe of McCabe, Trotter, & Beverly on July 24th, 2024. During the 7/24 conversation, Mr. McCabe pointed out Article IV Sec. 3 of the HCPOA Covenants, Conditions, and Restrictions document that explained Bifurcation of the different entities throughout the neighborhood (Sub-Associations), and the Master POA's ability to discontinue services – with the understanding that neither set of entities (Master POA or Sub-Associations) could force the other to perform specific work with the absence/discontinuation what was previously being done. They also presented each Sub-Association's respective Covenants, and reviewed the Maintenance Responsibility provisions located within each. After a full evaluation of all items presented and considered, the following took place:
 - Mark Faulkner made a motion to transfer responsibility of Enclave Entrance Maintenance within Common Areas to their respective Sub-Association, with the inclusion of a grace period to fully transfer responsibility starting November 1st, 2024. Larry Yonce seconded the motion, and All were In-Favor.
 - Don Wenzel made a motion to discontinue Right of Way maintenance within these Enclave areas, with the inclusion of a grace period to fully transfer responsibility starting November 1st, 2024. Larry Yonce seconded the motion, and All were In-Favor.
 - Keith Lasure made a motion to eliminate the current Flower Plantings within the Right of Way Areas at the Main Entrances, and to re-evaluate what should be planted in these locations moving forward - with the inclusion of a grace period that would start November 1st, 2024. Todd Bailey seconded the motion, and All were In-Favor.
 - Greg Piontek made a motion to eliminate the mowing of the Fairway along Woodlawn Rd as you enter the community, with the inclusion of a grace period to fully transfer responsibility to Beartop Holdings, LLC starting November 1st, 2024. Jean Kroll seconded the motion, and All were In-Favor.
 - Mark Faulkner made a motion to discontinue mowing along the frontages of all Vacant Lots, including Beartop Holding, LLC's Fairway Property along Hunters Creek Blvd. Greg Piontek seconded the motion, and (6) were In-Favor and (2) abstained from the vote.
 - Jean Kroll made a motion to regularly maintain the HCPOA Community Lot along Gentry Run in a more consistent manner (Every week during the warmer months, and twice a month during the colder months). Mark Faulkner seconded the motion, and All were In-Favor.
- Greg Piontek made a motion to approve Town & Country's purchase of more mailbox parts – not to exceed \$4,500 total. Jean Kroll seconded the motion, and All were In-Favor.
- Next Board Meeting will be held on August 21st, 2024 at 5:30pm in Town & Country's Main Office Conference Room, as well as via Zoom.

Adjournment

Stephen Hinds made a motion to adjourn the meeting. Larry Yonce seconded the motion, and the meeting was adjourned at 8:20pm.