

**Hunters Creek POA**  
**Board of Directors Meeting Minutes**  
**August 21<sup>st</sup>, 2024**  
**Town & Country Community Association Management**

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

**Attendees (Mgmt):** Granger Smith & Wilson Bruce of Town & Country Community Association Management

**Welcome & Quorum**

Granger Smith began the meeting at 5:30pm by stating a Quorum had been achieved with (9) out of (9) Board Members in attendance.

**Board Meeting Minutes Approval – July 31<sup>st</sup>, 2024**

Granger Smith presented the Meeting Minutes from 7/31/2024. After review and edits were made, Stephen Hinds made a motion to approve the document. Larry Yonce seconded the motion, and All were in-Favor.

**Financial Review**

- Granger Smith explained to the Board that Dorn & Dempsey had not been given Greenwood County's Monthly Budget Reports for the last few months (County's Delay), so nothing was available for presentation (Balance Sheet or Profit/Loss Reports).
- Town & Country Accounting Service Proposal – Per the Board's request at the 7/31/2024 Meeting, Wilson Bruce and Town & Country explained what Accounting Services Town & Country could offer to the HCPOA, and how much additional charge would be added to the current Management Contract if their firm was awarded the bid (\$500). After discussion, **Tim Wren made a motion that Town & Country be engaged to take over Dorn & Dempsey's current Accounting role, while remaining within the Special Tax District of Greenwood County. Don Wenzel seconded the motion, no further discussion was had, and All were In-Favor.**

**Old Business**

- Larry Yonce & Stephen Hinds produced a Cost Analysis Breakdown of Lawn Care Services with the newly revised Scope of Work that will begin on November 1<sup>st</sup>, 2024. This was a continuation of the previous discussion that was still on going during the July 31<sup>st</sup>, 2024 Board Meeting.

**New Business**

- Larry Yonce presented the need for an Amendment to be made regarding the Audit/Review provisions located within the current set of Section 8.2i of the By-Laws. The Board agreed to table this conversation until the next Board Meeting.

*Next Board Meeting will be held on September 23<sup>rd</sup>, 2024 at 5:30pm.*

**Adjournment**

**Stephen Hinds made a motion to adjourn the meeting. Greg Piontek seconded the motion, and the meeting was adjourned at 6:40pm.**

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