

**Hunters Creek POA**  
**Board of Directors Meeting Minutes**  
**September 23<sup>rd</sup>, 2024**  
**Town & Country Community Association Management**

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

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

**Welcome & Quorum**

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

**Open Owner Forum**

- **Carol Wilson and Susie Barker** – Presented a timeline of the Board’s legal pursuit in reference to Sub-Association Maintenance Responsibilities, and the subsequent Opines that were received. It was requested that it be put on record that her group with the Kings Grant Atrium Homeowners Association attempted a compromise with the Master POA Board in regard to a lower Assessment Rate for their community if they were to take over their Enclave Entrances, and that their group requested a survey of the entire neighborhood for their opinions on Sub-Association Maintenance Requirements.

**Financial Review**

Granger Smith explained that no Financial Documents had been received by Dorn & Dempsey from Greenwood County. Therefore, no Financial Reports had been provided for this meeting. Granger Smith also informed the Board of Town & Country’s recent efforts to begin performing the Accounting Reconciliation service that would take effect October 1<sup>st</sup>, 2024.

**September Inspection Report Review**

Granger Smith reviewed his Inspection Items from his ride-thru dated September 23<sup>rd</sup>, 2024. Todd Bailey also provided ACC updates on a number of current Home Constructions throughout the community. Keith Lasure suggested that Town & Country keep an “Ongoing” & “New Items” list in regard to Covenant Violations. Granger Smith will reformat the Inspection List to show this moving forward.

**Old Business**

- **Audit Amendment Effort** – **Larry Yonce motioned to re-word Section 8.2i of the By-Laws to state, “It shall be the responsibility of the Board of Directors to perform an Annual Financial Review.”. Stephen Hinds seconded the motion. No discussions were had, and All were In-Favor.** A Mailed-Out Amendment Vote would be subsequently held for the entire neighborhood soon.
- **Woodlawn Entrance Fountain** – Greg Piontek inquired about the status of the Fountain feature at the Woodlawn Rd. Entrance. Larry Yonce explained that there were a few other options/ideas that he had researched, but that he would continue to look for viable options, and report to the Board after.

**New Business**

- **Main Entrance Flower Plantings** – Stephen Hinds informed the Board that the new styling of Season Flower Plantings would be planted on November 4<sup>th</sup>, 2024. He also let the Board know that Old Pro’s Lawn Care had officially agreed to the newly revised specs of the Lawn Contract.

**Adjournment**

**Stephen Hinds made a motion to adjourn the meeting. Don Wenzel seconded the motion, and the meeting was adjourned at 6:55pm.**