

Hunters Creek POA
Board of Directors Meeting Minutes
March 26th, 2025
Town & Country Community Association Management

Attendees (Board): Steve Hinds, Keith Lasure, Jean Kroll, Don Wenzel, Larry Yonce, Greg Piontek, and Todd Bailey

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 (7) out of (9) Board Members in attendance.

Financial Review

Granger Smith provided reconciled copies of the Balance Sheet and Budget Comparison Reports, as of February 28th, 2025:

- *Operating Account - \$375,436.93*
- *Reserve Account - \$93,680.86*

Old Business

- Board Meeting Minutes Review/Approval – Granger Smith reviewed the January 15th, 2025 Meeting Minutes of the Board. After review, Don Wenzel made a motion to Approve this set of minutes. Larry Yonce seconded the motion, and All were In-Favor.
- Inspection Report – Granger Smith provided a copy of the Inspection Report performed on March 18th, 2025. Todd Bailey also updated the Board on the current ACC Items (New Home Builds), and (2) recent set of Fines that had been imposed for varying Construction Violations.
- Audit Amendment Voting – Larry Yonce has compiled the Cover Letter and Ballots for this effort. After discussion, the Board decided include this Amendment Verbiage and Ballot within the Annual Meeting Notification Mailout. The Ballots would be due within a (2) Month period to give all owners enough time to participate. The Board would like to have the Ballot Submittal Deadline placed on the calendar after the Annual Meeting as well. Owners will be able to return these to Town & Country either before, during, or after that meeting.
- Main Entrance Lawn Care Update – Steve Hinds presented the Woodlawn and Highway 72 Entrance Refurbishment Project(s) Scope of Work. After review of the different types of plantings and their respective locations within these entrance areas, Keith Lasure made a motion to accept the presented set of plans (\$6,761.00 Total). Greg Piontek seconded the motion, and All were In-Favor. Steve Hinds will work with Old Pro's Lawn Care to schedule this project for the upcoming month.

New Business

- Annual Meeting Discussion(s):
 - 2025/2026 Budget Finalization – The Board reviewed the 2025/2026 Budget for Greenwood County Special Tax District submittal. After review, Larry Yonce made a motion for the Annual Assessment Amount to remain at \$350/Lot-owned. Steve Hinds seconded the motion, and All were In-Favor.
 - Meeting Date/Location – Granger Smith will contact Harris Baptist Church to check for their July availabilities.
 - New Tax Commissioner(s) Introductions – Granger Smith introduced Mark Mull and Greg Piontek as the (2) new Tax Commissioners for the Greenwood County portion of the neighborhood.
 - Padgett Halloween Road Blockage Proposal – The Board decided to table this discussion for later meetings since Halloween is (7) Months away, currently.

Adjournment

Larry Yonce made a motion to adjourn the meeting. Don Wenzel seconded the motion, and the meeting was adjourned at 7:05pm.

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