

Hunters Creek Board of Directors Meeting Minutes

May 7th, 2025

Town & Country Community Association Management

Attendees (Board): Steve Hinds, Keith Lasure, Jean Kroll, Don Wenzel, Larry Yonce, Greg Piontek, and Mark Faulkner via Zoom connection

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

Welcome & Quorum

Bruce began the meeting at 5:30pm by stating a Quorum had been achieved with (7) out of (9) Board Members in attendance.

Financial Review

Bruce explained that Greenwood County had yet to supply any reports since previous ones. Bruce had his Accounting Department supply a Balance Sheet as of 4/30/25 that was UNRECONCILED, due to us not receiving an account interest earned. This report depicted the following balances:

- *Operating Account - \$375,436.92*
- *Reserve Account - \$95,014.89*

Old Business

- Board Meeting Minutes Review/Approval – the March 26, 2025 Meeting Minutes of the Board were approved, D Wenzel made a motion to approve, Yonce seconded the motion, and All were In-Favor.
- Inspection Report – Granger Smith provided a copy of the Inspection Report performed on April 16, 2025 which K Lasure accompanied him. It was requested for T & C to begin some sort of tracking accountability system to better track these. M Faulkner and J Kroll volunteered to assist T & C with this objective.
- Audit Amendment Update – Bruce updated the group that only 30 ballots have been received with 26 in favor and 4 against. It was agreed that T & C needed to send out electronically another amendment request to all property owners.

New Business

- Annual Meeting Planning – Bruce was asked to attend and act as the MC for the meeting and he agreed.
- It was agreed that we needed to have another board meeting to finalize the annual meeting particulars. **We will meet Wednesday, June 4th at 5:30 pm.**
- Piontek made a motion due to Tim Wren's resignation due to health concerns, he recommends Keith Lasure to replace him as Treasurer. Yonce seconded. All voted in favor.

Adjournment

Wenzel made a motion to adjourn the meeting. Hinds seconded the motion, and the meeting was adjourned at 7:10 pm.