

Hunter's Creek Property Owners Association

Board of Directors Meeting Minutes

July 29, 2025

Meeting of the Board of Directors

A meeting of the Board of Directors (the "Board") of Hunter's Creek Property Owners Association was held July 29, 2025, at the Town & Country Community Association Management Office beginning at 5:36 PM., Eastern Time. The following members of the Board of Directors, representing a quorum of the members of the Board, participated: Keith Lasure, Stephen Hinds, Dale Dansby, Mark Mull, Eric Delgado, Jean Kroll, Larry Yonce, and Todd Bailey. Board member Mark Faulkner was absent. Also attending for Town & County, Jacqueline Weekes, Community Manager and Pam Luiz, Assistant Manager.

Approval of Minutes:

The minutes of the regular meeting of June 4, 2025, were circulated through email by Jacqueline Weekes.

Keith Lasure questioned the opening balance of \$615,000 as shown on page 2 of the Hunters Creek POA Board of Directors Meeting Minutes of June 4, 2025. After discussion, the following motion was made.

It is RESOLVED that the minutes of the meeting of the Board held on June 4, 2025, in the form provided to the directors in advance of this meeting, are hereby approved pending Management validating the correct amount above.

The minutes of the 2025 Annual Meeting of July 8, 2025, were circulated through email by Jacqueline Weekes.

RESOLVED, that the minutes of the 2025 July 8, 2025, Annual Meeting held on July 8, 2025, in the form provided to the directors in advance of this meeting, are hereby approved.

Financial Presentation

Ms. Weekes directed the Board to the financial presentation that had been provided to the directors in advance of the meeting. Ms. Weekes described the financial results throughout May 31, 2025. Questions were asked and answered.

Old Business

Board of Directors Officer Election

Nominations from the floor: Ms. Weekes as presiding person opened the floor for nominations for each position, President, Vice President, Treasurer and Secretary.

- For President: Stephen Hinds nominated Mark Mull. Eric Delgado seconded the nomination.
- For Vice President: Jean Kroll nominated Eric Delgado. Stephen Hinds seconded the nomination.
- For Treasurer: Stephen Hinds nominated Keith Lasure. Todd Bailey seconded the nomination.
- For Secretary: Eric Delgado nominated Jean Kroll. Stephen Hinds seconded the nomination.
- A voice vote was taken for each position. Ms. Weekes announced the results of the votes. All nominees for their respective positions were unanimously elected.

Audit Update

- Keith Lasure mentioned per our bylaws an audit in 2023 was not performed.
- Assistant Manager Pam Luiz, shared that the Current Tally of Amendment Change is: 134 Approve – 51 Against.”
- Larry Yonce stated “The Association needs at least three people on the Review Team with at least one Participant from Hunter’s Creek to proceed with the Review/Audit. Larry Yonce discussed in the past comments and questions on the issue of having a cost-effective review rather than a full audit since we have two counties performing accounting services in addition to our management firm. Topic tabled until after audit deadline of August 8, 2025.

The following proposals were received for having an audit review by Management.

- Manley Garven \$12,000 - \$15,000 for Full Audit (to be performed in the fall and not sooner).
- Cox Accounting \$4,500 for a Review.
- Love Bailey \$12,500 single year, FY2025 - \$11,000; FY2026 - \$11,500; FY2027 - \$12,000

Roadway Landscape Update

Jacqueline Weekes reported that Southern Land Development cut a couple of lots today.

Dave Roberts Superintendent, of Greenwood County Roads Dept, will do a service cut soon, whose department has a delayed schedule due to staff shortages and equipment problems.

Continuing discussion: Fox Chase, which is not a sub-association but a group of sixteen homes on a single street, has an unresolved roadway concern. Management asked, “Did the Board or Granger Smith discontinue lawncare of the monumental signage area and if so, was lawncare discontinued at Sand Trap Lane and Tyron Court because these three street entrances do not belong to a sub-association?

Stephen Hinds, Landscape Committee Chairperson, said “Yes because all are considered equal, located on private property and not owned by the HOA. The HOA owns a small plot and the sign at Sand Trap Lane and continues to maintain this piece of HOA owned property.

Todd Bailey raised concern about the lack of jurisdictional authority for Fox Chase, Sand Trap Lane and Tyron Court which have entrance signage with no means of financial provision outside of the kindness of the homeowner who lives closest to the signs maintaining this area.

After much discussion it was agreed that Fox Chase, Sand Trap Lane and Tyron Court do not have any governing documents and do not operate as a separate sub-association within the Master HOA. These are different from Kings Grant, Queens Court, and The Villages who all own the property at their entrances, and have their own governing documents as sub-associations, and are part of the Master HOA.

Town and Country Management distributed information received from Homeowner Carol Wilson to be given to each Board Member. Briefly discussed.

- **Motion:** Made by Eric Delgado/Seconded by Todd Bailey “I move to lay the motion on the table to postpone action due to receiving data too late for inclusion of tonight’s agenda, with a recommendation for Board Members to review this information that will be addressed at a future Board Meeting.” **Motion Carried:** By Mark Mull, Eric Delgado, Keith Lasure, Stephen Hinds, Dale Dansby, Jean Kroll, Larry Yonce and Todd Bailey.
- The following **Motion:** Made by Todd Baily and seconded by Dale Dansby: Next year, let us put it out for vote for the Master Association to perform all landscaping and for the Sub-Associations to make necessary changes in their Covenants.
- Executive Board Meeting called by Stephen Hinds.
- Executive Board Meeting ended.

New Business

Revision of New Home Build Guidelines

Todd Bailey presented a revision of New Home Build Guidelines to avoid misunderstandings of requirements and compliancy for Greenwood and Abbeville Counties for new dwelling or modification planned by the property owner and builder. Board members and Management to review proposed new construction agreement and submit recommendations to Mr. Bailey.

Covenant Enforcement

Ms. Weekes informed the Board that on Tuesday, July 15, 2025, Board members Jean Kroll and Mark Faulkner accompanied Jim Petty and myself conducted a Compliance Drive-Thru. During this tour of Hunters Creek, eighty-five concerns were found, with fifty-nine violations for trash cans notifications. The Covenants require trash cans **not to be out of view from the street**. Based on the various architectural styles of Hunter's Creek's homes, it is challenging to avoid trash cans being seen from the street, particularly for homes positioned on Cul de sacs or for the sub-associations. Mr. Faulkner is working on an initiative to include educating and equipping new homeowners to adhere to our Covenants.

2025 – 2026 Insurance Renewal & Summary - Acrisure

Insurance renewal proposal was discussed. Due to the high limits of the proposal, Dale Dansby, whose expertise is insurance, volunteered to reach out to the insurance agency to negotiate lower umbrella coverage. Mr. Dansby will update the Board on his findings.

There being no further matters to discuss, it was unanimously accepted to adjourn the meeting at 7:56 pm. Motion made by Stephen Hinds/seconded by Mark Mull.

- **Addendum dated July 31, 2025**

The umbrella coverage was reduced from \$10,000,000 to \$5,000,000 at a savings of \$5,500.00.

Respectfully submitted by, Jacqueline Weekes, Hunter's Creek POA Community Manager – Town & Country