

Hunter's Creek Property Owners Association

Board of Directors Meeting Minutes

August 26, 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 on August 26, 2025, at the Town & Country Community Association Management Office. The Board Meeting was called to Order by President Mark Mull at 5:33 PM, Eastern Time. The following members of the Board of Directors, representing a quorum of 8 out of 9 members of the Board, participated: Mark Mull, Eric Delgado, Keith Lasure, Larry Yonce, Stephen Hinds, Dale Dansby, Mark Faulkner, and Todd Bailey. (Jean Kroll Absent). Also attending for Town & Country, Jacqueline Weekes, Community Manager, and Pam Luiz, Assistant Manager.

Consent Agenda

Motion: Made by Eric Delgado/Seconded by Todd Bailey, to approve the Agenda, As-is. Discussion: Larry Yonce objected to three (3) agenda topics due to conflicts with the Declaration of the Protective Covenants, Restrictions and Conditions per Article 3. Section 3. **Bi-furcation of Association Assessments and Charges**, which does not have a provision for having a general vote to decide who is going to pay for which services, thereby creating a conflict for the Board to violate the governing documents. Eric Delgado and Dale Dansby disagreed, noting that the majority of homeowners want to take a vote. **Votes to Accept the Agenda As-Is:** Eric Delgado and Dale Dansby. **Votes to Not Accept the Agenda As-Is:** Todd Bailey, Mark Faulkner, Keith Lasure, Stephen Hinds, Larry Yonce, and Mark Mull. **Modified Motion:** Made by Larry Yonce and seconded by Stephen Hinds to remove topics 4, 5, and 6 and proceed with the agenda to approve minutes of July 29, 2025. Old and New Business. **Motion: Carried. All in favor.**

Approval of Minutes:

RESOLVED, that the minutes of the Board of Directors' Meeting, held on July 29, 2025, noting that Management verified there was an incorrect balance, are hereby approved.

RESOLVED, that the financial report, submitted to the Board of Directors in advance of this meeting, is 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.

Old Business

1. Update on New Home Build Guidelines – Todd Bailey

Todd Bailey presented the Hunter's Creek New Construction Agreement that clarify requirements and compliancy for Greenwood and Abbeville Counties for new dwellings. This includes improvements or modifications planned by the property owner and builder. This information is posted on the website.

2. Covenant Enforcement Presentation – Mark Faulkner

An update on compliance enforcement

3. Audit Update – Keith Lasure Motion: made by Keith Lasure/seconded by Mark Mull to have Love Bailey perform a full audit \$12,500. **Motion: Carried. All in favor.**

Hunter's Creek Property Owners Association
Board of Directors Meeting Minutes
August 26, 2025 Page -2-

4. Landscaping Committee Update – Keith Lasure

Discussion of the number of existing homes and lots currently (555) and expansion of potential lots between Southern Land Development and R.T. Bailey Construction.

New Business

1. Formation of a Neighborhood Welcoming Committee

Motion: Mark Mull/Seconded by Eric Delgado to authorize Jacqueline Weekes to solicit names of interested community members willing to serve on the Welcoming Committee. The list of prospective members will be presented to the Board for review, with final appointments to be made at a later meeting. **Motion Carried all in favor.**

2. Formation of a Neighborhood Decorating Committee

Motion: Stephen Hinds/Seconded by Dale Dansby to authorize Jacqueline Weekes to solicit names of interested community members willing to set up graduation & holiday decorations at the three main HOA entrances. The list of prospective members will be presented to the Board for review, with final appointments to be made at a later meeting. **Motion Carried. All in favor.**

3. Speeding – Todd Bailey recommended getting signs with speed indicators on them for Hunter's Creek Blvd and for Rivers Run. Keith Lasure is to make a presentation at the next Board Meeting.

4. Fountain at Woodward Entrance – To be discussed at the next Board Meeting

Adjournment – Motion to Adjourn made by Mark Faulkner/seconded by Eric Delgado at 7:17 pm
Motion Carried. All in favor.

Minutes respectfully submitted by Jacqueline Weekes, Community Manager