

Hunters Creek Plantation Subdivision Board of Directors Meeting Minutes

October 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 October 29, 2025, at the Town & Country Community Association Management Office beginning at 5:30 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, Mark Mull, Larry Yonce, and Dale Danford. Board members Jean Kroll, Eric Delgato, Mark Faulkner, Dale Dansby, and Todd Bailey did not attend the meeting. Also attending for Town & County, was Jacqueline Weekes, Community Manager.

Consent Agenda:

Meeting called to order by Mark Mull at 5:30 pm.

The minutes of the regular meeting of August 26, 2025, were circulated through email by Jacqueline Weekes.

Motion to Approve this Meeting Agenda was made by Keith Lasure and seconded by Larry Yonce. **Motion Carried. All in favor.**

Motion: To Approve the Minutes from the regular Board Meeting, August 26, 2025, and the included financials were made by Keith Lasure and seconded by Larry Yonce. **MOTION:** Carried All in favor.

Old Business:

Audit Update

The Board discussed the upcoming audit, Treasurer Keith Lasure expressed various concerns, including the deviation of changing the fiscal year from existing bylaws from calendar year to operating from July 1st to June 30th; noting that the audit in question is for the year that the financials were changed from Dorn & Dempsey to Town & Country. The Board discussed the possibility of consulting with Wilson Bruce to confirm if it is an industry standard for the auditor to take a stand not to be responsible for their own errors they perform. The Board will let Mark Mull know that he can sign the necessary document to move forward with the audit.

Jacqueline was asked to discuss the possibility of changing the wording regarding their responsibility for their own errors that may be made during the audit. Board would like this removed from this document. Mark Mull has been asked to sign the necessary documentation after more information is gathered, while Jacqueline will gather the required financial information and confirm details with the county and Dorn, Dempsey & Associates, Inc. to share with Love Bailey to conduct the audit. **Motion** was made by Keith Lasure seconded by Stephen Hinds to have Calhoun Mays and Wilson Bruce review Love Bailey's proposal and to be sure that it is an industry standard for the auditor to take a stand not to be responsible for their own errors they perform.

MOTION CARRIED. All in favor.

Landscape Committee

Per Larry Yonce with Stephen Hinds input, a quote has been requested from Dennis Adams, CEO of Classic Home Services – Irrigation Specialist for the repair of the two non-working irrigation zones at Woodlawn entrance, to install a shutoff valve at the 72 entrance to control the sprinklers watering the woods, remove and or repair sprinkler heads that are malfunctioning (shooting water straight up) at the entrances. Lastly, we asked Dennis to provide a quote for to install lockable boxes/covers for all three entrance control boxes. Cost difference in providing irrigation water to the different entrances will be checking to see if the zones can be set at a lower output. Dennis's contact information to be shared with board members who would need to contact him. Discussed thoughts on the Fountain, adding seasonal artificial plants.

A pressure washing proposal submitted by a homeowner was reviewed and declined. The Board used an alternative method called Wet & Forget that was cost efficient.

Neighborhood Decorating Committee

The Neighborhood Decorating Committee will perform Holiday decorations at the three main entrances. In 2024 the Committee purchased \$300 for new decorations which were well taken care of. The Board is appreciative of the wonderful workmanship of the Decorating Committee.

Mailboxes

There have been mailboxes in Hunter Creek that have been destroyed within the last 3 months. There could be many root causes, such as someone hitting them, backing into them or? Jacqueline has also addressed ongoing issues with damaged mailboxes, explaining that repairs were possible but required proper tools and expertise. She shared a personal experience of helping a resident repair their mailbox and emphasized the importance of professional repairs.

Formation of Neighborhood Welcoming Committee

Motion: was made by Keith Lasure and seconded by Dale Danford, authorized Jacqueline to elicit names for community members willing to set up. Will need to have community members (Homeowners) to be involved.

Roadway Repairs

County country only selected fourteen streets, or roads. The county did make the decision, as it is their streets, in Phase 1.

Phase 2, which is Riverfront and Hunter Creek Boulevard, will be Phase 2 in the next county fiscal year.

New Business

Speeding Initiatives – Presented by Keith Lasure

The following items need to be addressed and have answers before final decisions can be made.

Need to contact Dave Roberts at Greenwood County to discuss encroachment permits for solar speed signs, Mark Mull to follow up. Different options were in the packet for the Board to consider by Keith Lasure.

Types of signs, use, warranty, costs and locations were discussed. Along with the actual location of signs proposed to be determined where they should be located. Keith Lasure would like to purchase solar signs...two at this time. Need to confirm with Duke Power whether speed signs can be mounted on their light poles. If so, where? Mark Mull to advise. Quotes for needed for 2, 4, 6, 8, and 10 solar speed signs from the vendor, Mark Mull to gather.

Four different thoughts were shared from a conversation with Dave Roberts, Maintenance Supervisor for Greenwood County. Speed humps - need a petition signed by members of community. Cost is \$3,000 each. County determines their location. Additional speed limits are not an option for the country to pay for. If we want them county will approve where they can be located. Roadway stenciling for speed limits, not an option because of liability issues. And lastly Solar Signs, there are standards to be met. Also, encroachment permits and will decide where they can be placed. All costs, responsibilities and liabilities would fall on the residents of Hunter's Creek and installation costs to consider and by whom? Town & Country?
Further discussion is needed.

Fountain at Woodlawn Entrance – Presented by Larry Yonce

Research and provide cost estimate for fountain drainage solution.

It's going to be just about impossible to take care of that the fountain at any reasonable cost as a Dennis (Pool Man) Adams commented to me, because it's not just the costs, the addition of chemicals weekly and then there are different kinds of algae. Adding a sand filter with motor is an option, but they will not last and are not cost effective.

Another option is to go in and drill holes, about 5, 1, 1, 1, 1, 1.5-inch holes, in the bottom of the fountain, and about three in the one at the top. So that when it rains, the water would drain out. Or we could put artificial flowers up there. If you buy the right artificial flowers, they will look good and they can be changed per season. Other thoughts and ideas have been looked at. We will do more investigation and will have more information in the future.

Restrictions

After a discussion, MOTION: To maintain the landscaping at the entrances of Fox Chase and St Andrews was made. Stephen Hinds made the motion, and Keith Lasure seconded it. **MOTION CARRIED. All in Favor.**

Thoughts on bringing the community together were discussed.

Further discussion about some of the articles in the Declaration of Protective Covenants, Restrictions and Conditions Hunters Creek Plantation Subdivision will continue. Note to Board members: Please review the restrictions document Mark Faulkner compiled and send feedback/comments before next meeting. Mark Faulkner will edit the proposed restrictions document based on Board feedback and prepare revised version. MOTION: To Adjourn the meeting was made by Larry Yonce and seconded by Keith Lasure. Meeting adjourned at 7:15 pm. **MOTION CARRIED. All in Favor.**

Respectfully submitted by Jacqueline Weekes, Community Manager