

HAIGS CREEK HOA ANNUAL MEETING

Annual Meeting Minutes

January 11, 2020

1. **Call To Order.** The HOA President, Louis Wilson, called Meeting to Order at 11:10 AM. 32 members attended.
2. **Meeting Minutes.** The president passed around copies of the October 21, 2019 minutes and asked the group if they had any changes or comments. No comments were made and the minutes were approved.
3. **Treasurer's Report.** John Murdock distributed copies of the 2019 Annual Balance. discussed how where funds were received and used. A copy is attached to this report. A member asked why the electricity at Charles Park's more than other water/electricity outlets. The president will study the question.

4. 2019 Responsibility Status

Responsibility		Term Expires	Candidate
President	Louis Wilson	2017 – January 2021	Need
Vice President	Vacant		Need
Secretary	Susan Curtis	Stepping Down	Need
Treasurer	John D. Murdock		
Architectural Committee	Paul Curtis	2019 – January 2022	
Architectural Committee	Harold Darrow	2017 – January 2021	
Architectural Committee	Larry Mason	2019 – January 2022	
New Homeowner Welcoming Committee	Mary Smiley	Stepping Down	Need
Yard-of-the Month	Vacant		Need
Maintain Directory and Mailing Lists	Debra Lybrand	Continue	
Spring & Fall Cookout Committee	Debra Lybrand	Continue with Assistance	
Spring & Fall Yard Sales Committee	Debra Lybrand	Continue with Assistance	
Spring & Fall Cookout Committee	Nikki Thomas	Continue with Assistance	
Spring & Fall Yard Sales Committee	Nikki Thomas	Continue with Assistance	
HOA Website Manager	David Rowell	Continue	

5. **On each, January the HOA meets to review HOA responsibilities for members who are holding offices.**
6. **President.** The current president has completed his 3-year term. The HOA By Laws permit the president to serve one more year if no one steps forward for the position. No member volunteered for the position. The current president indicated he would serve one more year. A motion was offered and seconded. The members approved. Louis Wilson continues as president.
7. **Vice President.** This position was vacant. The position was announced with no volunteers. Member Paul Curtis was not present, but had earlier informed the president, he would take the position. A motion was offered and seconded. The members approved. Paul Curtis is the vice president.

8. **Secretary.** Secretary Susan Curtis requested to be released from her duties due to work issues. The president asked for a member to take the position. Member Jackie Amerson volunteered. A motion was offered and seconded. The members approved. Jackie Amerson is the Secretary.
9. **Member at Large.** Debra Lybrand offered to serve as a Member at Large. A motion was offered and seconded. The members approved. Debra Lybrand is a Member at Large.
10. **ACC Committee.** Member Paul Curtis changed position from the ACC to be the Vice President making the ACC position vacant. The president requested a member to fill the position, Member Jeremy Morgan offered to fill the position. A motion was offered and seconded. The members approved. Jeremy Morgan is a member of the ACC.
11. **New Member Greeter.** For 6 years, Mary Smiley greeted new neighbors. Thanks, Mary. Mary is ready for a new person to takeover. Cathie Morgan volunteered and is now the New Homeowner Welcome Committee.
12. **Yard of the Month.** This position remains open. Several members asked about who won the prettiest yard or Christmas yard. The position does not need a lot of time. One person or a group can do it.

13. 2020 Responsibility Status

Responsibility		Terms Expire	Candidate
President	Louis Wilson	2017 – January 2021	
Vice President	Paul Curtis	2020 – January 2024	
Secretary	Jackie Amerson	2020 - January 2024	
Treasurer	John D. Murdock	2019 - January 2023	
Architectural Committee	Jeremy Morgan	2020	
Architectural Committee	Harold Darrow	2017	
Architectural Committee	Larry Mason	2019	
New Homeowner Welcoming Committee	Cathie Morgan	2020	
Yard-of-the Month	Vacant		Need
Maintain Directory and Mailing Lists	Debra Lybrand	Continue	
Spring Cookout Committee	Debra Lybrand	Continue	
Spring Yard Sale Committee	Debra Lybrand	Continue	
Spring Cookout Committee	Nikki Thomas	Continue	
Spring Yard Sale Committee	Nikki Thomas	Continue	
HOA Website Manager	David Rowell	Continue	

VARIOUS ITEMS DISCUSSED

14. **Section 9.** Expect the developer to build 24 homes in Section 9
15. **Determine whether to continue with both Spring and Fall Cookouts.** Members discussed whether having 1 or 2 per year. Consensus was to have 1 cookout per year. The 2020 cookout and Bouncy House will be on Saturday, April 25, 2020. HOA will provide meats, drinks. Members bring a side dish.

- 16. Determine whether to continue have Spring and Fall Yard Sales.** Members discussed whether having 1- or 2- yard sales per year. Consensus was only 1 sale would be supported by the HOA. The sale will be on Saturday, April 18, 2020. HOA will place ads in the Camden Chronicle and at HOA entrances.
- 17. Improve the HOA entrances.** Improve the shrubs, clean the brick, Two lights are NIO, shrubbery needs to be revamped, sprinklers needed to be studied
- 18. Improve the roadway on Ole Still.** President is coordinating with Kershaw to improve
- 19. Observe the activities on the new park.** Obtain more information about the park.
- 20. Upgrade HOA Web Site.** Current web site is out of date. John Murdock, David Rowell and Louis Wilson will develop improvements.
- 21. Updated Directory.** Team are developing concepts
- 22. Member asked, "what is difference between dues and assessments".** Assessments are each homeowner's share of the common area expenses (taxes, utilities, insurance, maintenance, etc.) based on their covenants. Dues cover the assessments but also are used for other neighborhood expenses such as social activities, administrative and legal expenses. Homeowners are not required to pay dues, but they are encouraged too.

23. Moved to Adjourn


Louis Wilson
Haigs Creek HOA President

HAIGS CREEK HOA Treasurer Report
Printed 1/6/2020

12/31/19

2019 YTD

Initial balance as of January 1, 2019 \$ **11,283.00**
(Includes \$5,000 Reserve)

Haigs Creek HOA Membership Dues \$ 12,746.83
Haigs Creek HOA Assessment Fees \$ 1,414.43

Total Income \$ **14,161.26**

Expenses

Insurance/ Services/ Supplies

VanHorn Insurance \$ 346.00
Sadler & Company HOA Insurance \$ 1,472.00
Legal Fees / Other Assess Fees \$ 530.81
Gift Cards \$ 255.00
Miscellaneous Supplies \$ 2,159.70
Landscaping Supplies \$ 1,364.40
Landscaping Services \$ 2,750.00
PayPal Fees \$ 5.62

sub total \$ 8,883.53

Utilities

Fairfield - White Pond Entrance \$ 233.38
Fairfield - Picnic Shelter \$ 444.94
Duke - Frontage Rd Entrance \$ 182.27
Water 60900-1 (Frontage Rd) \$ 446.01
Water 44600-1 (W. Pond Ent) \$ 468.94
Water 44700-1 Island HCN \$ 423.24
Water 49300-1 Island Lilifield \$ 749.08

sub total \$ 2,947.86

Tax Related

2019 Property Tax - Issued/Due Dec \$ 757.96
2018 1040 Federal Tax - 02/2019 \$ -

sub total \$ 757.96

Total Expenses \$ **12,589.35**

YTD Balance \$ **12,854.91**

Comments

1/1/2018 = \$13,567.57
88% Payments recvd in 1Q19

YTD Income: 2018=\$13,052.80

YTD Expense: 2018=\$15,195.86

YTD Balance: 2018=\$11,424.51