

Haigs Creek HOA

Annual Meeting Minutes

January 7, 2017

Opening

The meeting of the Haigs Creek HOA was called to order at 10:15am on January 7, 2017.

Debra Lybrand, Larry Mason, Nikki Thomas, Shantay Brothers, Steve Leech +15.

Approval of Minutes

Minutes from the 11-7-16 meeting were approved. Steve Leech made motion to accept the minutes, Larry Mason second, and all were in favor.

Open Issues

1. Ben Connell is the newly elected county council man for our area.
2. **Road Study and Proposals:** Julian Burns, our elected county chairman, attended our annual meeting to give an update on the county and how it pertains to our community. Mr. Burns sees the need for more parks and green space in our community. He again thanks the Haigs Creek community for their help with the Welchym issue. As for the roads, the study is a work in progress. A study was performed and then put on the shelf. Mr. Burns is reassessing that study based on need and safety. Our current road situation does not service our needs in an efficient manner. More voice and planning is needed from developers and government officials to plan accordingly with the needs of the community. Preliminary talks are to widen White Pond Rd to three lanes with turn lanes. The next phase of discussion involves stoplights versus turn lanes. More data is needed to determine the need and plan.
3. Currently 69 homes are proposed and approved to be built on Heath Pond Rd. The proposed development will all exit onto Heath Pond Rd. Charles Ives, the property owner, is seeking to rezone 4.98 acres of property that borders White Pond Rd. to B-2, light commercial, zoning. There are currently three developers interested in the building the residential portion of the development. Nothing will be done with the rezoned commercial property until all the homes are built. The homes proposed are to range in price from 225,000-250,000. Ben Connell addressed the major concerns for the residents in attendance. If the property is not rezoned and 12-15 more homes were constructed on the property, that would be the potential for 30 more cars on the roads. These proposed homes would be a net base loss for the county in terms of services provided. If a millage increase was needed, the homeowners would take up that loss by means of increased property taxes. On the other hand, if a business was on that property, the business would

pay a higher tax and create jobs. A study shows that a business does not necessarily increase traffic by increasing more cars coming into the community, but rather pulls from the existing traffic population already using those roads. As a community, we decided not to oppose the rezoning, but rather focus on deed restrictions.

4. Currently the work on adding turn lanes to the Haigs Creek and White Pond Road entrance/exit is slated to begin in late spring. No building can begin until the turn lanes are completed.

New Business

1. Treasurer Annual Report:
 - a. Initial Balance (1-1-15): \$10,688
 - b. Deposits from dues, assessments, and recouped legal fees: \$16,538
 - c. Expenses paid out: \$13,910 (including insurance, property taxes, legal fees, landscaping, utilities, YOM gift cards, and misc. service fees)
 - d. Total Balance: \$13,316 (less \$5000 legal reserve)
2. There were no new residents to welcome at the time of the meeting. As always, if you have a new neighbor please let Mary Smiley know at msmiley4745@gmail.com.
3. Spring Clean Up date has been set for Saturday, March 22, 2017 from 8-12.
4. Spring Cookout will be on April 22, 2017 from 4-7pm. The HOA will provide the hamburgers and hot dogs, utensils and drinks. Residents are asked to bring a side dish to share and meet some of you neighbors.
5. There were no volunteers to fill the president, ACC member, or social committee positions. Debra Lybrand will serve one more year, but by the by-laws she cannot serve another term. Ron Robinson has agreed to remain on the ACC Committee, and Sylvia Wilterdink will remain until someone replaces her or they sell their house.

Meeting was adjourned at 11:45am by Debra Lybrand. The next meeting will be Monday, March 20, 2017 at 6:30pm on the second floor of the Kershaw Health Outpatient Center.

Minutes submitted by: Nikki Thomas, secretary

Approved by: ame]