

Haigs Creek HOA

Annual Meeting Minutes

January 9, 2016

Opening

The annual meeting of the Haigs Creek HOA was called to order at 10:10am on January 9, 2016 by Debra Lybrand.

Present

Debra Lybrand, Nikki Thomas, Ray Stuhn, John Turiak +9.

Approval of Minutes

Minutes from the 10-25-15 meeting were approved with the only correction in 2b. Phase IV to Phase VIII. Steve Leech made motion to accept the minutes, Ray Stuhn second, and all were in favor.

Open Issues

1. Ray Stuhn provided an update on the finances for 2015. There was an opening balance of \$23,134.57 which included last year's balance of \$9493.82. As of December 31, 2015, the Haigs Creek HOA has deposited \$13,640.75 in dues and assessments. Total expenses paid out for 2015 are \$12,446.69. The expenses included \$1566.54 for electrical repair to the front entrances, and landscaping and flowers in the amount of \$3695. There was a large discrepancy in the water usage of Haigs Creek North and Lillifield cul-de-sacs. A resident on HCN turned the sprinklers on and could not turn them off. Timers have now been installed on both cul-de-sacs. After the expenses were paid out this left a current balance of \$10,687.88. There is a legal reserve of \$5000, leaving a remaining \$5687.88 cash balance for expenses.
2. Brad Branham with Weylchem notified Haigs Creek HOA and Elgin city council that it plans to end production of TMA by the end of March 2016.
 - a. The HOA continues to work with county council to narrow the definition of the odor ordinance if an issue were to arise again in the future.
 - b. Lakeshore Vision plans to begin building sometime this year. Planning and Zoning notified them that they previously imposed restriction transfer with property purchase. The development corporation may request a new hearing, but the judgement may become stricter. They agreed to abide by the previous decision.
 - c. Haigs Creek HOA and ACC will notify Kershaw County Planning & Zoning that if the next phase is to be marketed as Haigs Creek, the

builder must abide by all covenants. All home plans require prior approval by the ACC.

3. There are a small number of residents who refuse to pay assessments. All residents, excluding the first forty homes in Phase I, are required by the covenants to pay annual assessments. When a resident joins the HOA, the assessment is included in the \$75 annual fee.
4. Four claims were filed with the magistrate's office on residents who are delinquent greater than \$200. Two residents paid their assessments (in addition to court processing and filing fees), one did not respond and now has a lien on their home, and one filed a countersuit. Debra Lybrand filed a counterclaim and is awaiting a court date. The HOA will continue each year with legal action on those most delinquent assessments.
5. With the next newsletter, a reminder will be sent to all residents that all buildings or permanent additions must be submitted and approved by the Architectural Control Committee.

New Business

1. 2015 yard of the months are as follows:
May: 208 HCN, Ron and Cheryl Clifford
June: 330 HCN, James and Teresa Post
July: 1425 HCD, Lloyd and Martha Heaton
August: 172 HCN, Craig and Bonnie Tucker
September: 61 Teaberry, Gilchrist
Holiday (Halloween and Christmas): 77 Ole Still Lane, Clarks
2. Mary Smiley with the HC welcome committee encourages all residents to let her know of new neighbors. In 2015 she visited and welcomed 8 new neighbors to our community.
3. March 19, 2016 from 9am-12pm is the spring cleanup at Charlie's Park. HOA to provide drinks and snacks.
4. The Spring Cookout has been set for April 9, 2016 from 4-7pm with a rain date of April 16, 2016. The HOA will provide fried chicken from the outpost along with tea and lemonade.
5. Maintenance and inspection on the retention ponds were last performed when HC Development Corporation turned the property over to the HOA. Taylor Maxwell, an environmental engineer, to perform inspection and provide the HOA with a report on needed maintenance.

6. Julian Burns is checking into who to contact about road repairs on Ole Still and the post flood damage on Teaberry.
7. It was decided to return to four annual meetings: January, March, July and October.
8. Contact C&C builders about maintaining the lot on Brandywine Court. Also, the house on the corner of Brandywine Court and Haigs Creek North is now vacant. HOA to contact the managing agent/owner as to maintenance.
9. Debbie Lybrand agreed to serve a one year term extension as president as allowed by the by-laws. Shantay Brothers and Steve Leech agreed to serve as members-at-large. Motion made by Debbie Lybrand, Nikki Thomas second and all were in favor. Sylvia Wilterdink agreed to serve as Social Committee Chair. Debbie Lybrand and Nikki Thomas will share the yard of the month duties until a replacement can be found.
10. Next meeting will be on Monday, March 21, 2016, at 6:30pm.

Adjournment

Meeting was adjourned at 11:45am by Debra Lybrand. The next meeting will be March 21, 2016, at 6:30pm on the second floor of the Kershaw Health Outpatient Center.

Minutes submitted by: Nikki Thomas, secretary

Approved by: ame]