

Haig's Creek HOA

Meeting Minutes

January 10, 2015

In Attendance: Debbie Lybrand, Tom Larsen, Jackie Amerson, Ray Stuhn, Nikki Thomas, +23

Call to order & Welcome: 10:05am by Debbie Lybrand

Minutes Approval: Nikki made a motion that the minutes from Nov 3rd meeting be approved. Tom seconded and all were in favor.

Update on acquiring attorney/paralegal services: Resident Larry Mason stated that he had contacted William Tetterton in Camden and that Mr. Tetterton has agreed to meet with the HOA board after hours at his office (608 Lafayette) to discuss any and all issues that we have. Debbie read a list of questions she and other board members have submitted. They cover such topics as noise, ATV/golf carts, boarding, junk cars, liens for non-payment of assessments, etc. She asked if anybody had other questions they'd like asked. Several residents spoke about the possibility of the road being closed off on HCN especially since those lots have been sold to another developer and also the smell from the chemical plant on Larry Jeffers Rd. Debbie will call Mr. Tetterton (432-1496) to set up an apt.

Treasurer's Report – Ray passed out a financial report showing the amount of dues and assessments received in 2014 and the expenses that were paid out. He stated that there are still 22 residents that didn't pay assessments or dues 2014. He reminded everyone about the broken sprinkler which ran the water bills up. The property taxes have been paid and the current balance is just under \$9,500 which includes the \$5k for legal fees.

Ray asked the homeowners to report anything that doesn't look right especially if it will cost the HOA more money to let it go. He said he'd call the water company to see if their new system had been installed yet which is supposed to identify water issues faster. One homeowner suggested that we look into putting in a well for the sprinklers at the Whiting Way entrance. Another mentioned approaching the homeowner at 3 Ole Still to see if they'd be willing to allow the HOA to tap onto their well (if they have one).

Ray didn't have a budget proposal but the board agreed that the 2015 budget should be very similar to the 2014 actual numbers.

Welcome: Mary Smiley stated that she'd visited 9 new families in 2014, 2 or 3 of which were renters. There were 3 or 4 more mentioned and she took down the addresses and said she'd double check and if she hadn't already visited them she would do so.

Landscaping Contract: Debbie passed out the proposed new contract for landscaping services for residents to review. She stated that it was somewhat expanded especially in regard to Charlie's Park. She asked the residents to share the contract with anyone they knew who might be interested in bidding. All bids should be turned into Debbie by Feb 28th. Ads will be placed in the newspaper and Nikki will get the contract to David Rowell and ask him to place it on the website. The board will decide at the March meeting who will be awarded the new contract.

Spring Fling: Sat, Apr 18th has been set aside for a community "Spring Fling/cookout" in Charlie's Park. The HOA will provide the meat. More details will be worked out at the March meeting. A park clean-up day is scheduled for Sat, Mar 21st.

Distribution Committee: Debbie asked for volunteers to help distribute info (newsletters, dues notices, etc.) periodically within the neighborhood. The following residents volunteered: Jackie Amerson, Jeannie & Sandy Cobb, Debbie Lybrand, Steve Leech, Mark Pyritz, Mary Smiley, Nikki Thomas and Sylvia Wilterdink.

Officer Elections:

Vice President – **Larry Mason** agreed to serve (2015-2017). Tom made the motion, Ray 2nd and all approved.

Secretary – **Nikki Thomas** agreed to serve (2015-2017). Jackie made the motion, Tom 2nd and all approved.

Yard of the Month – **Jackie Amerson** agreed to serve. Nikki made the motion, Sylvia 2nd and all approved.

Social – no one spoke up so Jeannie Cobb will continue to serve.

Member at Large – with Nikki moving into the secretary position a vacancy was created in the MAL position for the balance of her term (1 year- 2014). **Taylor Maxwell** agreed to serve the balance of the term. Nikki made the motion, Jackie 2nd and all approved.

Other Business:

Per Debbie, County Councilman, Julian Burns contacted her and would like to hear any concerns that our residents have. Debbie asked for concerns to be shared. Schools, jobs, road maintenance, fireworks, chemical plant smells, closing off the road on HCN, emergency services response time were all mentioned. Debbie said she'd contact Mr. Burns and set up a meeting to share these with him.

A discussion of the smell from the chemical plant was discussed and a resident suggested that the HOA mail a letter (with or without a petition from the residents) to DHEC concerning this and CC Mr. Burns. Debbie said she would draft the letter.

One resident stated that maybe if the attorney couldn't help with closing off the road on HCN then many Mr. Burns could especially if we have to contact the power company and the sheriff's department.

Door Prizes: Three door prizes were awarded: Barbara Maggard (209 HCN), Bob Shaw (318 HCN) & Steve Leech (1449 HCD) were the winners.

Adjournment: Meeting adjourned at 11:25am. Next meeting is Monday, March 23, 2015.