

Haig's Creek HOA

Meeting Minutes

January 11, 2014

In Attendance: Tom Larsen, Jackie Amerson, Barbara Player, Nikki Thomas, + 24

Call to order & Welcome: 10:03am by Tom Larsen

Minutes: Minutes of the Oct meeting were approved as drafted.

Report of Officers:

Treasurer – Barbara stated that the 2013 condensed P&L were available along with the 2014 budget on the table for anyone interested. We ended 2013 with a \$3311 profit. The expenses for 2014 are projected slightly higher based on a few increases such as insurance that are expected as well as other items that the board would bring later in the meeting. 141 homeowners paid their dues and 34 more paid assessments in 2013. There was a question concerning the water expense being so high. We currently have 4 different accounts and all but 1 are at the minimum (\$25.24) each month. The fourth is always higher. Water was actually lower in 2013 because of the wet summer months.

Member at Large – Nikki Thomas updated the board on the cost of having Fairfield Electric install and power pole in Charlie's Park and monthly expenses for it. Jackie made a motion to have FE install the power pole at a cost of \$160 with a 400 watt bulb (monthly fee of \$20.80). Tom seconded and all were in favor.

Business:

Presidential Election: Tom stated that the president's position has been vacant now for close to a year and now the Treasurer's position is also vacant. He stated that you had to be dues paying member of the HOA in order to serve. There were no nominations from the floor for president's position although one homeowner stated they'd like to talk with the board after the meeting concerning the position. Ray Stuhn (65 Lillifield Dr.) threw his name in the hat for Treasurer. All were in favor.

Skate/Long Boarders: There were no boarders in attendance. Ken Mixon, father of one of the boarders stated that he was unsure as to if the boarding event would take place on 2/15 as there was a problem with one of the sponsors. Nikki asked Ken to have one of the boarders get in touch with the board about the event.

Update on Additional Phase Proposal – Tom thanked everyone for their attendance at the Nov County Planning and Zoning meeting. He turned the floor over to Barbara Maggard to update everyone on the issue. Barbara stated that she'd been in contact with Carolyn Hammond at P&Z and that the week following the Nov meeting an updated proposal had been submitted by Haigs Creek Development Corporation which included 28 additional home lots to be developed bringing the total to 72. With that number of new homes a full blown and very expensive traffic study must be completed and submitted to P&Z. Currently EMS, police/sheriff dept nor the school district feel they can adequately accommodate/service these additional homes. This issue is not on the docket for the January P&Z meeting but will probably be on the Feb docket which is 2/10. She stated that the lots are around ½ acre which is smaller than the current lot size for Haigs Creek Subdivision and the development proposal drawing doesn't show any additional entrances. There was some discussion as to whether the residents of HC could petition P&Z to close the access road blocking HCDC from using it for the expansion. Tom called time on the issue and it was decided that a special meeting would be called to further discuss this prior to the 2/10 P&Z meeting. (It was decided after the meeting that the special called meeting will be Thurs, Jan 30th at 6:30pm at the KershawHealth Bldg.)

Committee Reports

Social: Jeannie Cobb asked for help on the social committee. Barbara Maggard was the only individual present who said she'd help with this.

Welcome: Mary Smiley welcomed 15 new families to our neighborhood in 2013 but none since Aug.

Yard of the Month: Barbara Maggard announced the Holiday yard went to Peter & Judy Clark at 77 Ole Still. However, since they didn't pay their dues for 2013 they didn't receive the \$50 card only the sign in their yard.

Charlie's Park Development: Nikki circulated a signup sheet to serve on this committee. She stated that we need to have a work day in the park. One homeowner asked about doing a walking trail but stated that there is a sink hole full of water that needs to be fixed. Another homeowner agreed and said that probably 10 loads of crush and run would be needed at approximately \$25 per load. Jackie made a motion to spend up to \$300 on crush and run and get the hole fixed. Tom seconded it and all were in favor. Nikki will work with the homeowner to get the work done.

Neighborhood Distribution Team: Jackie stated that a team is needed to get newsletters and other information out to residents who don't have email or paper boxes. The signup sheet was circulated and 5 residents signed up to help in this area.

Miscellaneous

Robo Call: John Turiak stated that when he started setting up HC on this he learned that there is a \$150 purchase deposit which would take us quite a while to use up but it can be refunded if and when we cancel the service. Tom made a motion that we go ahead and pay the \$150. Jackie seconded and all were in favor. John asked that the newsletter ask for good phone numbers for each household for this purpose.

HOA signs: Tom stated that he has the boarding rule signs and will get them up within the week. He also will get the Meeting next Monday signs made of pvc pipe to attach to the entrance signs that are more permanent in nature. Rose Lynn was asked to order 6 yard signs that state Meeting next Monday on them as well. Tom also stated that he'd look into and replace the entrance signs as the wood is rotting in places.

Newsletter Assignments: Jackie will email out newsletter assignments to the board. They need to be submitted to homeowner, Rose Lynn by Friday, Jan 17th for distribution by the beginning of the next week.

Hiring Attorney/Paralegal: In light of the multiple issues that the board faces Jackie asked if it was time to hire an attorney or paralegal to help address some of the Charlie's Park, Additional Phase, etc. issues. The Board was approved for Jackie to gather info on legal counsel and rates.

Door Prizes – 6 door prizes were awarded to various homeowners.

Adjournment: Meeting adjourned at 11:30am. Next meeting is Monday, April 28, 2014.