

**Haigs Creek HOA
Special Called Meeting Minutes
January 30, 2014**

In Attendance: Tom Larsen, Jackie Amerson, Stephanie Smith, Ray Stuhn + 17
(include Carolyn Hammond, Director of Kershaw County Planning & Zoning)

Call to order: 6:30pm by Tom

Meeting Agenda:

- 1-Election of President
- 2-Discussion of Proposed Subdivision Addition

Presidential Election

Tom stated that since the annual meeting earlier in the month Ms. Debra Lybrand of 53 Lillfield Drive has asked to be considered for the President's position. Tom made a motion that we elect Ms. Lybrand, Jackie seconded it and all were in favor.

Proposed Subdivision Addition

Carolyn Hammond, Dir of KC P&Z stated that the proposal was not on the docket for Feb and may not be on March's either but she said she'd definitely let the board know when it is scheduled. She fielded questions concerning the proposal and discussed several suggestions from the residents. Carolyn had a large map of the proposal and stated that the required traffic study has been completed/submitted and it was her understanding that it does recommend turning lanes at the entrances. She also stated that Frank Morgan, KC school superintendent and Sherriff Matthews both have expressed their concern in not being able to accommodate the additional development. It is her understanding that Frank Morgan is going to come to the Feb meeting to express his concerns in person. She stated that although there is nothing in the law or policy that would definitely allow the proposal to be turned down that numbers at the meeting, speaking against a proposal carries much weight whereas petitions don't really help at all. In response to a few questions from residents she stated that she couldn't answer them but would think they would require legal counsel. She gave some info on the process that she has been thru and the steps that the Wooten's have relayed to her that they've taken. Essentially every other assess option has been explored and eliminated to date. She did say that if the proposal was turned down the Wooten's could appeal and that really P&Z had nothing to stand on in legal defense. She stated that even though the covenants hadn't been recorded yet she suggested that possibly the Wooten's would share the covenants which would alleviate some of the resident's concerns. She said that HC is one of only 2 developments in KC that actually have HOA's (the other being Gettysburg) and that we are very fortunate in that regard. She stated again that she would notify the board when the proposal was placed on the P&Z schedule. All expressed appreciation for her attendance.

Adjournment: Meeting was adjourned at 7:30pm



Debra Lybrand <deblybrand53@gmail.com>

special called meeting minutes

1 message

Jackie Amerson <JBAmerson@sc.rr.com>

Sat, Feb 1, 2014 at 10:50 AM

Reply-To: JBAmerson@sc.rr.com

To: Nikki Thomas <hnethomas@gmail.com>, Tom Larsen <tom.larsen@stocksupply.com>, Ray Stuhn <stuhn@gmail.com>, Stephanie Smith <sjsmith082477@aol.com>, Jackie Amerson <jbamerson@sc.rr.com>, "LYBRAND, DOUGLAS & DEBRA" <deblybrand53@gmail.com>

Hey all,

Look these over and let me know if you think anything needs to be corrected, added or deleted.

FYI – I called and talked to Shelba yesterday morning and addressed several of the items talked about at the meeting. Basically here's the jist of our conversation.

1-She said they have tried to buy every piece of property adjacent to the proposed addition to allow for an additional entrance. Nobody is willing to sell.

2-The cost of infrastructure has gone up so much that it takes that number of lots to keep the lot cost to a reasonable amount. Therefore, they can't reduce the number of lots and make the remaining lots larger.

3-The covenants have not been written at this point because they can't be recorded until the proposal is approved. She did say the intent for the covenants is for them to match the last developed phase of HC. They've always tried to increase the values with each phase which is opposite of most developments.

4-She said they've talked to the Cold Branch investors previously about buying their property and incorporating it into their development but that they were not interested and in fact gave her the impression that they were interested in selling their property as well.

5-She said they thought they had a developer but they have pulled out at this point which means they may have to develop it themselves. This will lengthen the amount of time it takes to develop the property and they would bring in individual builders just as they did with the other phases. Of course the economy over the past several years has put many of the smaller volume builders out of business and those that remain such as Chase Builders only build contract homes.

Thanks,

Jackie

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