

# Haigs Creek HOA

## Quarterly Meeting Minutes

March 21, 2016

### Opening

The annual meeting of the Haigs Creek HOA was called to order at 6:32pm on March 21, 2016.

Debra Lybrand, Larry Mason, Nikki Thomas, Ray Stuhn, Steve Leech, Shantay Brothers +9.

### Approval of Minutes

Minutes from the 1-9-16 meeting were approved. Ray Stuhn made motion to accept the minutes, Steve Leech second, and all were in favor.

### Open Issues

1. Four claims were filed with the magistrate's office on residents who were delinquent greater than \$200 on assessments for 2015 and prior. Three judgements were in favor of the HOA. Two residents paid the past due assessments and legal fees. One resident failed to respond, and a lien was placed on their property. The fourth resident filed a countersuit. The court date has been set for March 30, 2016 at 9:00am. Based on the outcome, the HOA will continue with legal action against those residents delinquent greater than \$200.

2. Ray Stuhn provided a financial update for 2016. There was an initial balance of \$10,688 (\$18,688 including the \$5000 legal reserve) as of 3/21/2016. HCHOA dues paid in the amount of \$8536 from 124 members and \$1112 in assessments from residents were deposited to give a balance of \$20,336. Expenses paid out to date total \$1418, including insurance, landscaping services, and utilities. This leaves a balance of \$18,918 with \$5000 as a legal reserve.

3. The Spring Cookout is planned 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. Residents are asked to bring a side dish and/or dessert. Shantay Brothers to send out an evite to residents. Sylvia Wilterdink will order the chicken. Nikki Thomas agreed to make posters and place at both entrances.

## **New Business**

1. In January, Vic Carpenter, county administrator, asked for a representative from Haigs Creek to serve on a committee for improvements to the West Wateree community. The group is led by Toole Design Group, a consulting group. John Murdock volunteered to represent the Haigs Creek community. A planning workshop is scheduled for late April 2016 to which the community is invited to participate along with school board members, builders, county representatives and first responders. The group will be evaluating the needs of the community now versus in the future. They are looking for a needs consensus.
2. Taylor Maxwell, an environmental engineer, performed an inspection on the retention ponds on Brandywine Ct., Lillifield Dr. and Ole Still Lane along with recommendations of maintenance needed. The retention pond on Brandywine Court is need of maintenance. The trees need to be removed, storm drains cleaned, and a metal grate need to be replaced on the storm drain culvert on Brandywine Ct.
3. A work date for cleaning the retention pond on Brandywine Ct. has been set for April 30, 2016, from 8:30-11:30am. Residents are asked to bring chainsaws.
4. The Haigs Creek community yard sale date has been set for Saturday, May 14, 2016. Sylvia Wilterdink will place the ad in the local papers, Nikki Thomas to make signs for the sandwich boards.
5. Yard of the month runs May to September with holiday yards in October and December. Steve Leech, Debbie Lybrand, and Nikki Thomas to each select a yard. Residents will be asked to vote for the yard of the month.
6. Mary Smiley welcomed one new resident, Melina and Randy Rabon along with their two high school sons at 1448 Haigs Creek Drive.
7. Kershaw Health outpatient center has voiced concerns about ATV's, golf carts, and dirt bikes cutting from Haigs Creek onto their property. The guard at Kershaw Health outpatient facility was advised to call police when this happens.
8. Next meeting will be on Monday, July 25, 2016, at 6:30pm.

## **Adjournment**

Meeting was adjourned at 7:45pm by Debra Lybrand. The next meeting will be July 25, 2016, at 6:30pm on the second floor of the Kershaw Health Outpatient Center.

Minutes submitted by: Nikki Thomas, secretary

Approved by: ame]