

# Haigs Creek HOA

## Meeting Minutes

March 23, 2015

### Opening

The regular meeting of the Haigs Creek HOA was called to order at 6:30pm on March 23, 2015 by Debra Lybrand.

### Present

Debra Lybrand, Larry Mason, Nikki Thomas, Ray Stuhn, Stephanie Smith +12

### Approval of Agenda

The agenda was unanimously approved as distributed.

### Approval of Minutes

The meeting minutes were approved with the correction of the Spring Fling date of April 18, 2015. Wendy made motion to accept corrected minutes, Ray second, and all were in favor.

### Open Issues

1. Debra Lybrand, Larry Mason and Nikki Thomas met with a local attorney, Mr. Tetterton on January 22, 2015, to address the rights of the HOA to collect on delinquent accounts, un-kept yards, and inoperable/abandoned vehicles. After review of the multiple covenants, the Architectural Control Committee has the legal right to enforce the covenants. Mr. Tetterton will issue letters placing delinquent accounts and un-kept yards and vehicles on notice, giving them thirty days to make their account current or the ACC can take them to magistrates court. In this event, the homeowner is responsible for all incurred lawyer and court costs. He also addressed skateboarders, ATV's, and unlicensed drivers of golf carts. The covenants state no offensive, obnoxious or illegal behaviors. He encouraged residence to call the Kershaw County Sheriff Department and file a complaint. The new owners of the proposed development are Lakeshore Vision, LLC of Columbia. The HOA must contact the developer to address blocking the road at the top of Haigs Creek North and the plans of any future development.
2. Wendy Borie gave an update on the meeting with Weylchem in February about the odor. She and Taylor Maxwell met with Brad Branham and the CEO's. The chemical they are making is TCM. They have a five year contract to produce the chemical found in fertilizer. The smell is due to microscopic amounts leaking out. A new blower was to be installed on March

Meeting was adjourned at 7:45pm by Debra Lybrand.. The next general meeting will be at 6:30om on June 1, 2015, on the second floor of the Kershaw Health Outpatient Center.

Minutes submitted by: Nikki Thomas, secretary

Approved by: [Name]