

Haigs Creek HOA

Quarterly Meeting Minutes
June 18, 2018

Call to Order

The meeting of the Haigs Creek HOA was called to order at 6:30 pm on June 18, 2018, by Louis Wilson, President.

Introduction

All residents in attendance stated their name and address to include the board members.

HOA Board Members Present

Louis Wilson, Larry Mason, Susan Curtis, Shantey Brothers, Paul Curtis, Steve Leech,

Members with Additional Assignments Present

Mary Smiley

Approval of Minutes

Minutes from the January 13, 2018 meeting were approved by Louis Wilson.

Treasurer's Report

Shantay Brothers provided copies of the current treasurer's report and answered any questions. There were no disputes.

Open Issues

No open issues from last meeting were discussed.

New Business

The meeting was turned over to the following guest speakers:

Julian Burnes, Chairman Kershaw County Council

Mr. Burnes addressed the following:

1. State study completed stating that a roundabout was justified for Whitting Way and White Pond Road. No traffic signal approved.
2. Study from last year showed a net decrease percentage of White Pond Road traffic.
3. S.C. Department of Transportation is spending dollars on paving many roads in the county.

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4. Mr. Burnes address^{es} the current park status. Going into design phase, then state matching funds. Population wants concrete pier to fish, walking path. At the 5 & 20 high ground there is five acres where an amphitheater will be built. Structures built will be of material that can withstand minimal damage or no harm in a flood situation.
 5. Addressed opioid problem. 20 deaths in county. Kershaw County is suing pharmaceuticals. Prevention, education treatment, litigation. This is a serious problem at the national level.
 6. Fire study showed a drop in volunteer fireman due to federal regulations, and more stringent requirements. Currently have an agreement with Lugoff Fire Department to support the county residents until the problem can be fixed.
 7. EMS Station. The current station has full emergency capabilities. Eight minutes from our housing area. This is an ambulance service we have not had before. State the service so hospital could be sold for \$58 million and those services could be expanded.
 8. Voted down, decisively, school district request for tax increase for Kershaw County. However the district is in need of five School Resource Officers (RSO) to focus on school security but do not want to raise taxes to meet this need. Looking at innovative ways to solve the issue. Example – improve outer part of facility, prevention, detecting problem, develop procedures in proper handling of an individual and emergency responders, and lastly, RSO's.
 9. Mr. Burnes was asked about the property at the end of Whiting Way being sold. He stated an asphalt plant was going in to support the paving of roads in this area and this was good news.

Wendy Broderick, Columbia YMCA

Ms. Broderick addressed the current status of a possible YMCA in Lugoff/Camden area.

Ms. Broderick - report from consultants stated it would take 1.38 million annually to run 35,000 sq. ft. YMCA. Needed ability to raise \$6-8 million in support. Favorable legacy study showed 86% of population willing able to support. Study consisted of Camden, Lugoff and Elgin populations.

Y/MCA BOARD

Would vote end of June on Capital Readiness Campaign. If approved this will consist of spending time in the community, identifying partnerships supporting events in the county to help support building of the facility.

Mr. Arnold Neal, SCG&E Natural Gas

Mr. Neal discussed the following campaign for natural gas option in the Haigs Creek Community.

1. Gas lines have been run from White Pond, Haigs Creek Drive, Haigs Creek North, and Chantey Drive for the new housing addition. SCG&E will work with all other residents to expand their services. SCG&E wants to hear from you if you are interested in Natural Gas to your residence.

2. There are no fees or costs associated if a minimum of 75% of the street is interested. Less than that may incur a cost. There will be a \$10.95 monthly service charge plus use of natural gas. If company brings line to residence after 90-days and no use there will be a \$750.00 service charge. There is no commitment to run line to your residence. These charges only apply if line is run from street to your residence. SCE&G is only asking for a commitment that you would consider the use of natural gas in the future. There is also an option to become a "Seasonal Customer" for fireplace use only. Company will repair 100% of any damages occurred in laying the lines.

3. This is a community effort and the company needs to know if you are interested. Mr. Neal left cards to be filled out and mailed back. If your street has enough interested parties SCE&G will cover all costs associated with the project. Service lines could be installed and functional within three months. All depends on how fast he hears back from the residents of Haigs Creek.

4. Natural gas is less than half of the cost of propane. You also have the option of purchasing a Rinnai tankless water heater and/or dual heat/air conditioner unit from SCG&E financed through your monthly bill.

5. For more details about installing gas at your home call: 1-877-297-5274.

Mr. Lee Boan, Republican Ticket for Sherriff Kershaw County

Mr. Boan took the opportunity to speak about his running platform.

1. Only candidate to have held every job at the Sheriff's Office. Retired military.
2. Graduates with two Master degrees: Public Service and Criminal Justice.
3. Increase patrol size, Six patrolman per sift. He addressed patrol priority most importantly patrol size and patrol shifts.
4. He will ask for no increase in tax money. Will reorganize the department to meet the patrol needs.
5. He wants to become proactive not reactive. Quicker response times.
6. Mr. Boan was asked his option about RSO's in schools. He stated he believed they were needed in the schools but the Attorney General's opinion stated schools were responsible to fund RSO.

Back →

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7. Mr. Boan thanked the members for an opportunity to speak.

Ms. Jessica Chase. Essex Homes

Ms. Chase took questions from concerned citizens on the new housing addition.

1. Ms. Chase stated Essex was the only builder for the new addition. Essex comes with nine different floor plans. No two floor plans or color scheme would be next to each other. External materials consist of Vinyl/Brick/Stone. 1-3 door garages with side entry. Irrigation included. Building to start by end of July 2018. Model home would be available approximately late December 2018. Ms. Chase would send Mr. Wilson the standard feature sheet.

2. Phase 1 would consist of 54 homes with possible growth of phase 2.

3. State Transportation Department deemed no new entry into the housing area.

4. Community had a concern that buyers would be made aware of the HOA requirements. Ms. Chase stated by law they must be informed.

5. Community addressed concerns about the low square foot price of \$79.00 versus the price of current homes within the community at approximately \$109.00 per square foot.

6. All lots at least half acre (smallest lot) to an average of .68 - .70 acre lots.

Open Issues

Due to time restraints there was no further discusses about old or new business.

Motion to adjourn the meeting was made by the HOA President, Louis Wilson, seconded by Treasurer Shantay Brother at 8:05 p.m. The next meeting will be Monday, September 17, 2018, 6:30 p.m. on the second floor of the Kershaw Health Outpatient Center.

Minutes submitted by: Susan Curtis, Secretary

Approved by: LW