

Haigs Creek HOA

Meeting Minutes

June 19, 2017

Opening

The meeting of the Haigs Creek HOA was called to order at 6:30pm on June 19, 2017 by Louis Wilson.

Louis Wilson, Larry Mason, Nikki Thomas, Shantay Brothers, Ron Robinson, Steve Leech +23.

Approval of Minutes

Minutes from the 3-22-17 meeting were approved. Shantay Brothers made motion to accept the minutes, Steve Leech seconded, and all were in favor.

Open Issues

1. Julian Burns, our elected Kershaw county chairman, was in attendance. He thanked our previous president, Debra Lybrand for all her work. He gave those in attendance updates on the recent budget approval that will bring EMS services closer, improvements to the solid waste disposal in our area, and the addition of four new ballfields at the KC West fields as were proposed by Ben Connell. The most recent West Wateree traffic study has been completed and it is consistent with the previous study. Current chairs and council elects will use this study to gain funding for needed improvements although this will take time. He will allow Ben Connell to provide more details. The Vision 2030 is beginning to take shape. A new technical college will be added at the Hwy 521 exit and ATC will be part of their services to the community and our youth. The certificate of need has been placed for a future rehabilitation center beside the Kershaw outpatient facility on Whiting Way.
2. Ben Connell, our local county councilman, provided more details on the West Wateree traffic study. The study contained data comprised from the Kershaw county line to the river. There are currently two councils for the CCT, and eastern and western. The two councils act independent of one another. Currently, the only way to be considered for funding is to have a traffic study with the data to support the need. Now that we have the data we can begin to submit our proposed improvements although this will take time for those ahead to be fulfilled. Ben Connell also addressed the pond that is owned by the county at the end of Haigs

Creek Drive. There is interest into making that area into a county park with a figure eight walking trail, lighting, picnic shelters, and grass area. There would be no public access from Haigs Creek Drive at this current time. The funding for the area is still being considered, whether it be county, private, hospital versus government funded. Currently, there has never been a county park built in our district therefore we may be eligible for grant funding.

New Business

1. George Delk, the future developer of phase ix of Haigs Creek. Mr. Delk is one of the original builders in the first three phases of Haigs Creek. The proposed homes will 2500-3500 square feet, ranging in price from \$275,000 to the upper \$300,000 to low \$400,000. The homes will have vinyl, hardiplank and/or brick. The roads are currently being cut, and the DHEC approved retention ponds are being added. The new phase will adhere to latest covenants and it will include a mandatory HOA membership. Some homes will be spec built while others will be custom, contract construction, all homes are on a minimum of .5 acre as are many of the homes in the later phases. No lots will be clear cut but trees will need to be removed for construction of the home. As per the county's stipulation prior to Mr. Delk purchasing the property, a right turn lane into Haigs Creek and a right turn lane out of Haigs Creek are being added on the White Pond Road access. That construction should begin soon.

2. Treasure's Report:

- Initial balance (6-1-17): \$13,315.35
- Income: HOA Membership Dues: \$9870.24
- Income: HOA Assessment Fees: \$1662.48
- Total Income: \$11532.72
- Expenses: \$3878.36 to date
- Account Balance as of 3-9-17: \$20,969.71

3. Mary Smiley gave an update on new residents she has welcomed since our last meeting.

243 Haigs Creek North-Phil and Brittany Hart
306 Haigs Creek North-Jessica and Matthew King and children
330 Haigs Creek North-Daniel and Ashley Schneider and child
35 Lilliefield Drive-Will and Grace Boling, and children
56 Teaberry Lane-Jeff and Erika Burgess and children

4. Those in attendance voted to continue the spring cookout, yard sale, and fall trick or treat. A volunteer is currently being sought to help organize and advertise these events.

5. The sprinkler control was replaced at Ole Still and Whiting Way. The improvement should help to conserve water and lower our expenses. Residents are urged to contact the HOA if there is an issue with the water or something that needs repair. Keeping our costs down effects is all.

6. Discussion was made to improve Charlie's Park. There are currently 20 tree stumps that present a safety hazard. Also, the lighting is poor due to overgrowth of trees. A quote was obtained by Louis in the amount of \$1200 to remove the stumps, haul them to the landfill and bring in more dirt. Nikki Thomas made a motion giving Louis permission to spend up to \$2000 for the park improvements. Other quotes will be sought and anything over \$2000 will be discussed by the board. Steve Leech second the motion and all were in favor.

7. Jess King from 306 Haigs Creek North has offered to serve as our benevolence contact. She may be reached at 575-430-0933.

Meeting was adjourned at 7:48PM by Louis Wilson. The next meeting will be Monday, September 18, 2017 at 6:30PM on the second floor of the Kershaw Health Outpatient Center.

Minutes submitted by: Nikki Thomas, secretary

Approved by: