

Haigs Creek Homeowners Association Board Meeting Minutes

Saturday, Oct 24, 2020

Present: Louis Wilson-Pres, Paul Curtis-VP, Jackie Amerson-Sec

Virtually Present: John Murdock-Treasurer

Due to the Covid19 pandemic, this meeting of just the board officers replaces the regularly scheduled meeting (Oct 19) of all homeowners.

Louis asked John to bring us up-to-date on our finances.

- He stated that we have almost used up our utility credit for the prior overpayments in Charles Park.
- He said that we are in receipt of dues from the new phase (viii) of just over \$2000. These funds have been collected on a prorated basis when homes have been closed in 2020. He said that funds received in 2019 in this manner were returned in early 2020 and that he needs to check on getting those monies back.
- John stated we currently have about \$19,700 and that there are approximately \$4500 of anticipated bills (property tax, insurance, maintenance, etc) before year end. This will put our balance at year end about \$2k higher than prior year end. This is due to the monies received from phase viii collections.
- John recommended that we set aside \$5000 for attorney fees and \$5000 for special projects. Board decided to stay with the legal amount but since there aren't really any major projects being considered currently they decided to not reserve for special projects.

Paul stated that there are only 2 lots, both sold, in phase viii which haven't been built on. Phase ix has 25 lots and they look to be ready soon to start selling those. Not sure if we will be getting phase viii turned over to us prior to ix being complete. Paul says it's in the covenants that everything would be turned over at the completion of both phases but that is subject to change. He will get Jackie a copy of the covenants and she will verify with Jessica at the model home as to the intentions.

Both of our retention ponds are in need of clearing again before year end. All agreed that a minimum of 3 formal bids is necessary. Louis will compose a bid proposal and work to secure the bids.

Jackie mentioned that Julian Burns, Kershaw County Chairman, emailed Louis the formal drawings of the Elgin Community Park which is to be built between the industrial park on Whiting Way and Haigs Creek Subdivision. She showed the arial view from the Kershaw County Mapping website and the labeled drawing to Paul and Louis. She mentioned that at some point the HOA may need to consider some type of project at the end of Haigs Creek Drive, whether to install a walking path to the park's walking trails or even to put up a fence to stop people using the park from entering our neighborhood.

Louis stated that the entrances need attention.

- The White Pond Rd entrance needs electrical work as well as something done with the shrubs so you can see the name of the subdivision. John will ask Robert "Bob" Shaw (neighborhood resident with prior experience) to look at them and give us some suggestions about how to improve.
- As in the past, Louis will ask Larry Mason to be responsible for decorating the White Pond Rd entrance for Christmas. Louis Wilson will be responsible for the Whiting Way entrance. Larry should discuss with the president prior to purchasing any new or additional items for the entrances.

An attorney needs to be secured for the HOA.

- Louis met with an attorney in the upstate (Spartanburg/Greenville area) a few months back about hoa issues. He received a letter the next week from the attorney stating that he was not able to help at the current time.
- Paul is going to get the name of an attorney from his real estate closing attorney, Robert Ashley.
- Louis will contact a new homeowner in phase viii, Innocent Ntiasagwe who was the president of a HOA in his last neighborhood which attorney they used.

There was some discussion about fireworks being put off in the neighborhood. Residents have complained. Paul will look into the covenants and state law. At some point we may need to ask the residents to not put fireworks off.

No notification in regard to Trick or Treating will be posted this year. The HOA takes no position on it.

Louis mentioned that he knows someone who is interested in doing yard of the month. They live in the new section. He didn't remember their name but said that he told them to do it. Jackie stated that at this point we only have the "Holiday Yard" to award for 2020.

In regard to the website

- Ask David to remove the google search for Haigs Creek HOA because the old site is coming up rather than the new and Redo for new site.
- Jackie to give David the minutes for 2020 (need to write up no meeting minutes for the meetings that we've missed due to Covid.) Louis to give him the prior minutes.
- Ask him to add the regular scheduled meeting for 2021. Jan 9th, Apr 19, July 19, Oct 18.
- Add Jackie & Paul's phone numbers

All residents need to confirm that they'd like to be included on the online directory. New residents have the opportunity to confirm or decline when they complete the new homeowner contact info. Jackie will be responsible for contacting all prior residents (email, phone, text, in person) about being included in the online directory. Any resident not confirmed will not be included in the online directory.

In January, the President position is coming open. Location may be moved to Charlie's Park. May hold it later in the day. Need to check the ByLaws to see if there are restrictions on who can serve on the board especially in light of the new phase residents. Jackie will check with David to see if he has any suggestions on voting virtually on the presidents position via the website. Notification of the meeting will need to be put on the facebook page as well as emailed out to all residents with email addresses on file.

Meeting adjourned at 11:55am.

Submitted by Jackie Amerson