

Haigs Creek Homeowners Association

Board Meeting Minutes

Monday, October 18, 2021

Present: Paul Curtis, Pres; Jackie Amerson, Sec; Jason Gravel & Ashley Carey, Yard of the Month; Russell Amerson, Ray Stuhn, Phyllis Stoker, Jeremy Morgan, ARC; Jason Benns, Mary & Nolan Smiley, Brian Beville, Ricky & LaVronya Warren, Carol Caine, Rose & Larry Carter

Prior to the meeting each person had the opportunity to introduce themselves.

Meeting was opened at 6:30pm by Paul. He welcomed all and stated that John is out of town.

Treasurer's report given by Jackie – Russell Amerson reminded the board that we can have the water turned off and then we won't be paying even the minimum fee during the non-growing season. He also asked about whether detention pond expenses should be included in landscaping. Jackie and Paul agreed that probably not but that it needed its own separate line because of the size of the expenditure. Jackie will ask John to pull it out for future reports.

Old Business

Vice President vacancy – Rose Carter at 86 Teaberry Lane volunteered to serve – She shared her resume (retired but has knowledge/experience in property, legal, hoas, etc) and a few ideas she'd like to pursue for our neighborhood. Paul stated that the board will meet when John gets back in town and can appoint at that time so we'll be in touch.

Attorney update – Paul has met with and talked via the phone with our attorney, Andy Surret in regard to the following matters.

Covenant conformity can be done but it's a long and expense process and it takes 51% of the residents to vote to change them. Paul has been and will continue to send letters about unkempt yards and campers in yards, etc.

Judgments on unpaid residents Paul stated that we will soon be inheriting 2 new phases with 5 more detention ponds, which are not inexpensive to maintain. The HOA fees may have to be increased at some point in the future. While the HOA fees are voluntary the assessments are required and of course the maintenance on those ponds are included. The attorney has advised us to file judgment against delinquent residents every 2 years. Paul will soon be sending letters notifying residents of impending legal action if they aren't paid up by a certain date. All legal fees will be added to the judgments.

Detention ponds – Mr. Smiley asked about spraying the detention ponds to keep the growth down. Paul stated that that can't be done according to dhec because the ground water can be contaminated. The ponds in the old section will be mowed by the end of Oct. Larry Mason cleaned up and took trees out and mowed them earlier in the year. He will also do the second mowing.

"No Solicitation" sign – per Paul the speed limit sign is back up and the no solicitation has been ordered and installed.

Ole Still Rd repair – Danny Temple, County Administrator, met with Paul and said it will probably be next Spring before it is fixed. It will be dug out and rebuilt not just patched as it has been in the past. There is a resident near the worst area of Ole Still that will be asked about doing something about the erosion of his yard into the road. Mr. Temple stated that sprinkler water going into the road causes damage to the road. Residents are asked to make sure that your sprinklers are not watering the road.

Entrances – Paul has called 2 different electricians and has McClerklin's Electric coming out next Wednesday to assess and give a quote on installing LED lights. He also spoke with our current landscaper, Justin Altman about cutting the shrubs down below the lettering. That should be done sometime this week. Justin has also been asked about installing flowering plants at the entrances probably next spring. Paul will ask John about Mr. Shaw's drawing of the plan for the entrances.

New Business

Halloween – Paul explained the reasons (that's the way it was done last time Halloween fell on Sunday, church activities on Sunday night, kids and adults getting ready for Monday school and work) the board made the decision about

trick or treating on the 30th. Paul stated the neighborhood signs will be out with the info on it. He has called the sheriff's department about getting a presence in the neighborhood on the 30th. Rose Carter spoke extensively against this. Paul and Jackie both stated that residents are more than welcome to give out candy any time they want. They just need to turn their light on.

Phase 8 & 9 – Paul stated that we don't legally have the right to exercise any authority over these phases at the current time. He stated that Lake Shore Visions LLC has deeded both phases to HCHOA without our knowledge which is not ok. Our attorney has tried to contact Lake Shore's attorney about this and their attorney says he can't get them on the phone. Once John gets back then we will authorize our attorney to quit claim deed the phases back. George Delk is on the Dhec maintenance agreement so he is still responsible for them. Paul recommended that residence in those phases make complaints to dhec about the ponds disrepair. Paul will contact dhec about the maintenance of the ponds as well.

Closing remarks

Reminder of online directory is up and running. Please contact Jackie if you want to be on it and have access to it.

Next meeting – Sat, Jan 8th at 10am

Jackie made a motion to adjourn. Mr. Benz seconded and all were in favor. Meeting ended at 7:31pm.

Submitted by Jackie Amerson, HOA Secretary