

Haigs Creek Homeowners Association

In Person & Virtual Board Meeting Minutes

Saturday, January 8, 2022

Present: Paul Curtis, Pres; John Murdock, Treasurer (V); Jackie Amerson, Sec; approximately 35 residents (16-IP, balance V); Julian Burns, Kershaw County Council Chair; Robert Morrow, SCDNR (V)

Paul Curtis opened the meeting at 10am by welcoming everyone.

Paul stated that somehow the April 19th minutes were never approved. He reminded everyone that the minutes are on the HOA website for their review. He asked for a motion to approve both the April and Oct 18th meeting minutes. John Murdock made a motion and Sandy Cobb seconded it. All were in favor.

Paul then introduced Robert Morrow with the SC DNR Geological Survey Group in the Piedmont area. Mr. Morrow joined us via zoom and made a very informative power point presentation concerning earthquakes in SC and particularly in the Lugoff Elgin area. He basically stated that over the prior 2 week period the 10 earthquakes experienced have ranged between 3.3 and 1.5 in magnitude. The first quake was the largest and the others have been smaller. No damage has been reported from any of the quakes. He stated that this is the same pattern that they saw in Jenkinsville in Oct of 2021 and also in Edgefield in 2014 (although the first quake in Edgefield was 4.2 and caused damage). He also stated that earthquakes happen when rocks break down/apart causing seismic waves but that there is really no way to predict earthquakes and that it is not likely that we will have an earthquake that will cause property damage in our area. Mr. Morrow answered questions from the residents and agreed to email his power point presentation for distribution to the homeowners.

Mr. Julian Burns, KC Council Chair spoke about the progress in the county (kept urgent care open in Elgin, new rehab center opened adding 150 jobs, new Elgin Community Park adjacent to Haigs Creek). He also spoke concerning KershawVision2030 which is a plan (not a dream) for the development in the county. The goal is to provide quality of life for KC residents by maintaining or increasing services without significantly increasing taxes. He stated that businesses are needed because they generate more tax dollars for the county than they consume in services. He did boast that KC has lower crime and lower taxes than the surrounding counties and better schools. The heavy traffic on Whiting Way and White Pond Road as well as possible solutions was discussed but Mr. Burns stated that unfortunately SCDOT is not convinced of the need. They base their assessments on average traffic count and not on peake times. When asked, he stated that the bridge in Elgin should be replaced in 2022. He asked us to please keep him and Ben Connell in the know about any issues that we are experiencing as Haigs Creek is one of if not the largest

neighborhood in the county and that Elgin is the most populated area in the county. The residents thanked him for joining us and for the work that he does on our behalf.

John Murdock briefly gave the financial report for 2021. The detention pond maintenance was the only significant and out of the normal scope for 2021. Going forward the cost of maintaining should be less than ½ for the 2 ponds in phases 1-7. Jackie mentioned that Lugoff Elgin Water Authority has been contacted and water on our four accounts will be suspended from Oct-Mar going forward which will save money for the HOA.

Paul stated that Rose Carter had volunteered to serve in the Vice Pres position at the October 18th meeting. She is home with Covid and unable to attend but still interested in serving in that position. He asked if there were any other nominations/volunteers to serve in that position. Seeing none he made a motion to accept Rose Carter as our vice pres. Jackie seconded it and the motion carried. Jackie mentioned that John Murdock was set to rotate off but has agreed to serve an additional year as treasurer.

Melissa Ritter was unable to attend but provided Jackie with a Welcome Committee Report. Jackie shared that 12 new families were welcomed in 2021, only 1 of which was in the new phases. She relayed on Melissa's behalf that items are needed for the welcome bag so anyone with connections to businesses, churches and other community organizations who have promotional items please get those to her.

Jackie stated that dues are \$75 again this year and can be paid via check mailed to the HOA po box or online via the website. The HOA has agreed to cover the Paypal fees for 2022 as well. She did mention that assessments will be higher this year due to the detention pond maintenance costs.

Paul stated that on the advice of our attorney legal action against delinquent homeowners will be taken every two years. He relayed that he had mailed out 9 registered letters in Dec in this regard, 2 have paid and 1 more is expected soon. The others have until Jan 20th to pay to stop further legal action.

Paul reiterated that the two detention ponds (Brandywine & Lillifield) were cleaned up in 2021 after several years of no maintenance. The Brandywine pond had trees that were removed. Larry Mason (a homeowner) won the bid and performed the work for the HOA. He also stated the Lakeshore Vision LLC had deeded without our knowledge phase 8 & 9 to us in June of 2021. After several unsuccessful attempts at getting in contact with them our attorney deeded it back to them. Since then, the detention ponds and common areas around the mailbox kiosks in phase 8 have been cleaned up. Paul asked Russell and Jackie Amerson to contact and set up a meeting with George Delk and the HOA board to work out the transfer details of the two new phases. Paul also stated that until phase 8 & 9 are turned over to the HOA no dues are required. If dues have been paid then John will track those and give credit to the homeowners once they become part of us.

Paul also stated that the HOA has received a low ball offer for the 26 acres that run behind Ole Still homes, across Wooten Pond, includes both detention ponds and Charlie's Park. The board has decided not to act on that offer.

Paul stated that both entrances have electrical issues. He has contacted 4 electric companies about repair estimates. Only 2 have responded and Spires Electrical will be out soon to make the necessary repairs. He asked John Murdock to contact Bob Shaw about getting a schematic for flowers at both entrances and stated that our current landscaping service is also securing one. They will plant and mulch whatever the HOA buys. There was also some mention of the pothole and black AT&T box near the White Pond Rd entrance that need attention.

Paul stated that the Ole Still Road repair should be done sometime this spring. He said he needs to speak to one homeowner about the erosion due to the irrigation system.

He also mentioned that on Facebook there had been several comments in regard to having speed bumps installed to slow down the speeding in our neighborhood. He stated that DOT has said no to this because it slows down emergency vehicles. He suggested that residents call DOT to voice their concerns. We all just need to slow down.

Jackie reminded everyone of the website, Facebook and online directory. She stated that in order to have access to the online directory you must meet all three qualifications (must be a resident of HC, must be current on your dues or assessments, must be willing for your information to be published on it).

The following tentative dates were set for 2022 neighborhood events:

Cookout	Sat, March 26th	Sat, Oct 15th
Yard Sale	Sat, April 9 th	Sat, Oct 1 st

The tentative date for Charlie's Park cleanup is Sat, March 12th.

2022 tentative meeting dates are April 18th, July 18th & October 17th.

The meeting was adjourned at approximately 11:55am.

Submitted by Jackie Amerson, HOA Secretary