

Haigs Creek Homeowners Association

Meeting Minutes

Monday, April 18, 2022

Present – Paul Curtis-Pres, John Murdock-Treas, Jackie Amerson-Sec, Jeremy Morgan-ARC, Russell Amerson, Brian Beville, Harvey & Patricia Briggs, James Carter, Sharon James, Larry Mason, Phyllis Stoker & 10 or so on Zoom

Welcome & Call to order – Paul Curtis, HC Pres

Approve Jan 9th mtg mins- Jackie Amerson, HC Sec – No questions or comments. John made the motion, Mr Carter 2nd, all were in favor

Treasurer's Report – John Murdock, HC Treas – Took in \$13,400 so far, 111 paid by check and 62 by paypal, Misc Supplies/Expenses includes electrical work at the White Pond entrance, Landscaping services are \$450 a month plus supplies. \$22,900 in the bank. Jackie stated that revenue comes in heavily in the first few months and then trickles down throughout the rest of the year. Also, to note is the balance includes monies received from phase 8 & 9 that aren't actually ours yet.

Paul stated that at the entrance on the frontage road some trees are dying and need to be taken down. Larry Mason stated that those trees were planted by the previous homeowner and therefore it's his responsibility to remove them.

Jackie made motion to accept the financials, John 2nd and all were in favor

Welcome Committee Report – Jackie on behalf of Melissa Ritter – 3 new homeowners have been welcomed and there are 5 more that Melissa is still trying to catch up with. Also there are 2 homes scheduled to be closed within the next few weeks. It was mentioned that 107 Lillifield and 5 Emery Hill needs to be welcomed as well.

Status of Judgments – Paul reminded everyone that dues are voluntary but assessments are mandatory. When Paul took over as Pres there were 10-11 that weren't current on assessments. He has been working on this and a couple went into foreclosure but the rest are paid current as of today. The HOA attorney advised legal action every two years rather than three for collections.

New phases discussion – Paul – both phases had been deeded to us without prior knowledge in 2021 and we deeded it back because the detention ponds had not been serviced/maintained/dhec inspected. It appears that the ponds are in good shape now. Therefore, the board has agreed among themselves to take phase 8 **IF** the developer would like to transfer just that phase. Jackie will be reaching out to George Delk (Lakeshore) soon to set up a meeting in this regard. In phase 9 the detention pond is complete and in good shape. However, the dog park is not. Jason and Ashley – 42 Moore Gate stated that the outside of the detention pond next to them is in bad shape. It is surrounded by wood and weeds. There's not sprinkler system there so maybe Astro turf or mulch would be better options. Jeremy stated that the developer is responsible for the inside of the detention pond and Stanley Martin (formerly Essex) is responsible for the outside of the detention ponds. Russell suggested that homeowners in phase 8 & 9 contact Stanley Martin. Jason said he'd forward the email correspondence with the David Hilburn so Paul would have it for background.

Another homeowner mentioned 3 other areas that possibly need our attention in Phase 8 and 9. They are:

20 Kensington Ct W in the cul-de-sac – holes in the road – county maintains the road. – Paul will bring that to the county's attention.

4 Moore Gate Dr & Kensington Ct E a sink hole. Paul will be look into this issues. Phase 9 where the mailboxes are – road has just been patched not properly fixed.

Entrances – plants – Paul – The electrical issues at both entrances have been corrected by Spires Electrical and new LED lights have been installed. The landscaper is supposed to do mulching and plants in spring and fall. We've been waiting on a schematic from a homeowner who is a former nursery owner but Paul will discuss with Justin, A Cut above about getting a schematic for the entrances from his supplier. Larry Mason stated that the soil is not good so it probably needs to be tested and prepared prior to planting.

Ole Still Rd Repair – Paul – The road in front of 54 & 60 is in terrible shape. Danny (with Kershaw County) and his group have been out several times along with DOT and they say they will take it down to the road bed. Paul asked that **ALL** homeowners adjust their irrigation systems so that the run off doesn't go into the road. Otherwise, it causes deterioration. Paul will talk personally to the homeowners about their erosion.

Dues & transfer fees – Paul is waiting on an appointment with the attorney to discuss these. Dues have never been raised. Transfer fees are relatively new and are paid by the buyer when the house is sold. These are just some avenues that the board will need to explore to make sure that there are enough resources to cover all expenses especially as phase 8 and 9 become part of the HOA with so many detention ponds, dog park and other common areas to maintain.

Yard signs – Paul – The election is in Nov and political signs are popular. Our covenants allow a total of only 2 signs per yard. Mr. Beville stated that there are 2 signs on the corner of Wooten Pond and Ole Still which is HOA property. Paul stated that he will take those up.

Paul asked if there was any new business. Nothing was mentioned. He thanked everyone who participated in the yard sale. Paul stated that a toddler swing was donated and an additional one has been purchased. They will be installed soon. Jackie thanked everyone who helped with the park clean up and for their participation in the spring cookout.

Next meeting Mon, July 18th –

Jackie made a motion to adjourn, Phyllis 2nd and all were in agreement.

Submitted by Jackie Amerson, Haigs Creek HOA Secretary