

# Haigs Creek Homeowners Association

## Meeting Minutes

**Monday, July 18, 2022**

Present in person – Paul Curtis-Pres, Jackie Amerson-Sec, Susan Curtis, Russell Amerson, Larry Mason, Butch & Jo Darrow, Johnnie Rodgerson, Connie & Phil Noel, James & Letitia Durant and on Zoom – John Murdock, Treas, Jeremy Morgan-ACC, and approximately 15 others.

Call to Order - Paul opened the meeting at 6:35 and thanked Larry Mason for his work on behalf of the HOA at Charlie's Park and detention ponds.

Prior Minutes - Jackie asked if there were any questions or corrections to the April minutes. None were raised. She mentioned the minutes to meetings were on the website usually within a week of the meeting. Paul made motion to approve, Jackie 2<sup>nd</sup> and all were in favor.

Treasurer's Report - John presented the financial statement which features year to date actual numbers on left and the projected forecast through the end of 2022 on the right.

Some actual highlights include:

- Collected gross receipts to date are \$15,755, which represents 198 payments (70 paypal, 128 checks).
- Landscaping is the major expense at \$450 month (A Cut A Above)
- Water was turned off for Oct through March
- Current checking balance is \$21,773. This does include dues collected at closing on the purchase of homes in phase 8 & 9. John didn't know the amount of those but will follow up with total at the Oct HOA meeting.

Some forecast highlights include:

- Expect very few additional payments for 2022 – most receipts are paid early in the calendar year
- Insurance annual fee is \$1472
- Legal reserve is \$5k – will talk shortly about this
- Detention Ponds expense is estimated at \$2500 before year end.
- Property taxes are expected to be around \$900.
- Estimated balance at year end is \$7,218

Welcome report – Jackie reported on behalf of Melissa Ritter – 3 new owners were welcomed and 3 others attempted. Residents in attendance mentioned that there are new owners at 67 Ole Still and 90 Emery Hill Rd. Jackie will pass these on to Melissa.

New phases – Paul asked for neighbors present from the new phases to identify themselves. After which Paul stated that he had been in contact about the new phases' detention ponds. He asked Jeremy if the small pond near him still had water in it. Jeremy said it did but only because there's growth in it that needed to be cleared out. Paul stated that detention ponds are not supposed to retain water. So that will need to be addressed before we accept those phases. The developer is responsible for the ponds until turned over to the HOA. He stated that Lakeshore is telling residents to contact the HOA with any requests in regard to buildings, etc and that he has responded with the current guidelines even though the new phases aren't technically part of the HOA yet. There are 5 ponds in the new phases and only 2 in the current phases. He stated that the dog park in phase 9 will probably not happen. Mail boxes and outside of the detention ponds and dog park are all common areas that HOA will eventually have to maintain. Jackie mentioned that we could ask them to replant the dog park with trees to keep from having to cut and maintain it once turned over to the HOA. Paul asked neighbors in the new phases that live next to a detention to please mow up to the pond until the phases are turned over to the HOA at which time our landscaping company will take care of those.

Entrances – Paul stated that the sprinkler systems at both entrances have been repaired as well as fresh pine straw and some new plants have been added. In the fall, more flowers will be added. Russell asked that the bricks and fence at Whiting Way entrance be pressure washed and the tree overhanging the brick be trimmed. Larry Mason volunteered to talk to the resident on White Pond Road about repairing his red fence. Jo suggested that rather than planting flowers possibly using plants that will come back each year or last year round and to also trim the shrubs back so that the words can be seen better.

Old Still Road Repair – Paul has talked to the DOT administrator about repairing the road at 60 and also at Wooten Pond Road. He has been assured that within the next few weeks we should see them working on these as well as at the entrance Whiting Way. Paul asked residents to make sure their sprinkler systems are not watering the road. This deteriorates the asphalt.

Paul mentioned that he'd had a request that trees be trimmed on the road near Charlies Park. This is on the County's to do list. It may take some time but it will be done.

Dues & Transfer Fees – Paul stated that the board has discussed a \$25 increase in the dues for next year. The attorney is looking into this. Probably at the October meeting all current members of the HOA will be able to vote on this increase. If you only pay assessments then you are not a member of the HOA and you will not get a vote. The board will send out a notification before the meeting and a proxy and it will have to be in by the day of the meeting. A question was asked about changing the covenants. John stated that the bookkeeping for the assessments is a nightmare because of 6 different phase and amounts of each phase. 90% of the homeowners have to approve the change of the covenants. Paul tabled the discussion until the Oct meeting. He will meet with the attorney about these issues.

Paul stated that 52 letters have just been sent out - 40 dues/assessment reminders & 12 delinquents. If the delinquents aren't paid up by Jan 2023, then a certified letter will be mailed giving them 15-30 days to bring their assessments current or legal action to place a lien against their home will ensue.

Paul stated that the attorney warned about being careful with the transfer fees. The fee would need to be reasonable in regard to the time and necessary tasks required for the updating of records. Paul said he'd discuss again with the attorney.

Charlies Park Committee - Paul suggested that a new committee be formed to be in charge of the upkeep of the park. Things such as organizing the clean-up days, updating and installing new equipment (currently 2 toddler swings need to be installed), etc. All funds would have to be approved through the board before expended. If anyone is interested in serving on that committee, please let one of the board members know. Larry Mason said he'd help install the toddler swings. Russell Amerson said he'd go by and look at getting them up. Larry stated that the ACC committee could probably do that.

Town Hall Earthquake Mtg – Paul stated there will be a town hall meeting on the 27<sup>th</sup> from 6-7pm. It's a virtual meeting but the Elgin Town Hall will be open to anyone who wants to come view the meeting virtually. Tom McElveen will be in attendance as well. Any damage from the earthquakes should be reported immediately to Natural Resources.

HOA Event Dates – Jackie reminded everyone that the Fall Yard Sale is scheduled for Saturday, Oct 1 from 8am-Noon and the Fall Cookout is Saturday, Oct 15<sup>th</sup> from 3-7pm at Charlie's Park.

The next HOA meeting is Monday, October 17<sup>th</sup>.

Jackie asked if there was any other business that needed to be discussed. Hearing none she made a motion to adjourn, Larry seconded and all were in favor.

Submitted by Jackie Amerson, Haigs Creek HOA Secretary