

Haigs Creek HOA

October 17, 2022

Meeting Minutes

Present in person – Paul Curtis-Pres, John Murdock-Treas, Jeremy Morgan-ACC, Steve Leech, Jason Gravel, Ashley Carey, Kathy Lakatos, Dinah Steele, Angriss & Margie Brooks, Douglas Walker, Chris & Amanda Thompson, Julian Burns-County Chairman and on Zoom – Jackie Amerson-Sec and approximately 13 others.

Call to order Paul Curtis, HC Pres welcomed everyone at 6:08pm and called the meeting to order.

Farewell Address Paul recognized Julian Burns, chairman of Kershaw County Council. Mr. Burns thanked everyone for the opportunity to come and reviewed the things accomplished during his tenure. He stated that Vision2030 accomplishments were that the county had grown in number, fully funded police, ems, etc and brought more jobs while keeping crime low, added turn lanes, added a park and made the other one in Elgin nicer, cut county debt in ½ and removed the sewer tax from homeowners, and had addressed smell issues from the chemical plant near Haigs Creek neighborhood. Of course, there is still work to be done but his term will be ending in 90 days or so.

Prior Minutes Jackie Amerson, HC Sec stated that the minutes are on the website for review usually with a few days following the meeting. She asked if there were any questions or concerns about the minutes of the July 17th meeting and if stated that a motion to approve was needed. John Murdock made the motion, Christ Thompson seconded and all were in favor.

Welcome Report Jackie presented the Welcome Report on behalf of Melissa Ritter (not present). Fifteen new residents have been welcomed since the last meeting. There are still many more that will be welcomed and hopefully very soon. Please let Melissa Ritter know if you have a new neighbor. John made a plea for items for the welcome bags.

Financial Report John Murdock, HC Treasurer presented the financial report which shows the actual numbers to date and then also a projection of where we will be at year end. We started the year with just under \$14k. We collected 225 dues payments and 29 assessment payments that total \$19,673. We are expecting probably about 2-3 more payments before year end. Actual expenses are \$9,660 but another \$5k is expected. Utilities have run \$2816 but water is turned off from Oct -Mar. Forecast at year end is expected to be about \$15k which include the \$5k in legal fees.

John also presented the forecast for 2023. Start with \$16k, estimating \$24k in income and about \$30k in expenses which leaves us \$10k at year end. Phase 8 & 9 have 5 detention ponds which are expected to need cleaning quarterly at a cost of about \$300 per cleaning per pond. Landscaping for outside the detention ponds is expected to run \$450 month. Expecting insurance to go up on phase 8 & 9 as well. John suggested a Project reserve of \$5k. This could be used for security cameras, landscaping or sprinklers around detention pond, legal, possible software for tracking. This will leave a balance of about \$5k at the end of 2023. This is extremely low compared prior years.

Motion to accept the financial report was made by Jason Gravel, seconded by Amanda Thompson, all were in favor or accepting the financial report.

Paul responded to a question in regard to dues and assessments, stating that dues are optional while assessments are mandatory. Assessments are based on the expenses of the prior year as out lined in the covenants for each phase. Based on our attorney, legal recourse is sought for delinquent residents every two years.

New Phases Membership Paul stated that while dues are optional, in order to be a member of the HOA you must be paid current on your dues. There has been some confusion in the past about whether the residents in phase 8 & 9 are part of the HOA if they've paid their dues in light of the fact that they those phases haven't been officially deeded to the HOA. Just recently the HOA attorney issued guidance stating that since the residents have full access to all HOA benefits (use of entrances and parks, invited to participate in yard sales, cookouts, etc) they are members once they have paid their dues. The issue of the deeded real estate is a separate issue based on the governing agreement with the developer. That agreement does not preclude member in the HOA.

Voting Results Paul explained that there were 3 questions mailed out to all homeowners. Only those who were currently HOA members could vote. The results of the votes were: 1-Increase of dues to \$100 passed so that will become effective 1/1/2023. 2-The transfer fee failed. 3-The delinquent fee passed but Paul will talk further with the attorney to make sure that can be implemented.

New Phases Detention Ponds Paul said he has been working with the county administrator, Danny Templer in regard to the 5 detention ponds in phase 8 & 9. The county contracts with a company to inspect ponds in new construction. Paul has a list of all the repairs needed on the ponds. The developer was given until Oct 7th to respond to the county's letter. Once the repairs are complete and the ponds are functioning as they should then the HOA will accept the ponds but not before because we do not have the funds to repair them. Based on his discussion with the county, the developer's permits will not be closed out until all is as it should be. Paul will be mailing a letter to each homeowner in Phase 8 & 9 with detailed information hopefully by the end of the year.

Covenant Unification Paul stated that in the prior meeting a resident asked about combining and unifying all of the neighborhood covenants. The attorney has reviewed all of the covenants and says they can be combined into one. However, 51% of all of the homeowners have to be in agreement and it will take about \$5k in legal fees to do so. Therefore, at this time the HOA is not pursuing this matter.

Ole Still Rd Repair – Paul stated that he had been told that the repairs would be made after the new physical year which started July 1st. He recently followed up with DOT and was advised that the project has been assumed by the county transportation committee. They are saying it will probably be done by the end of Nov. FYI - The gas tax is what is funding this repair.

Speeding – Paul mentioned that he has asked in the past for more police surveillance in the neighborhood and usually following the request we will see more of a police presence for a short time. He has also asked the county about the possibility of having speed bumps installed but was told that the county doesn't do this because they are a liability that the county does not want.

Entrances – Paul said new plants and pine straw were installed in the spring but that the decision was made not to put in fall plants because we turn the water off from Oct-Mar. The Crepe Myrtle trees will be trimmed back after they go dormant on the frontage road. The shrubs on the White Pond entrance will be severely cut back so that the words on the bricks can be seen, so they will look bad until they come back. Our landscaping company will be power wash the white fences at the entrances. A resident asked for the lines to be re-drawn at the White Pond entrance on HCD because when folks are turning left they block sight both ways. Paul said he'd make a call to see if that could be done.

Roadside Parking A resident brought up that some people are parking on the road instead of their driveway. Paul asked for addresses of those who are doing so and he will address it with them.

Culvert Cleaning A resident brought up that culverts on HCD are covered with grass and asked who was responsible for that. Paul said it was the county's responsibility and he will let Danny know.

Upcoming HOA event dates – Jackie reminded everyone that we will be hosting trick or treaters on Mon, Oct 31st which is Halloween from 6:30-8:30pm.

The next HOA meeting will be on Sat, Jan 14th 10am. This is our big meeting and we will be electing new officers for the Vice President, Secretary and Treasurer positions.

Jackie made a motion to adjourn, Jason Gavel seconded and all were in favor. The meeting was adjourned at 8:10pm.

Submitted by Jackie Amerson, HC HOA Secretary