

Haigs Creek HOA Meeting Minutes January 14, 2023

Present in person: John Murdock-Treasurer, Jackie Amerson-Secretary, Derek Shoemake-candidate for KC Council, Katie Guinn-KC Council Chair, Russell Amerson, Mary Smiley, Jeremy Morgan, Steve Leech, Bill Beville, Jeannie Cobb, George Thistle, Robert Shaw, Chris Thompson, Monique Young, Larry Mason,

Present virtually – Paul Curtis-Pres, Amanda Thompson, Brad Turner, Kim Smith, Timothy Cohen & 6 others

Welcome & Call to Order – Paul Curtis welcomed everyone and introduced Derek Shoemake.

Derek Shoemake – candidate for Kershaw County Council – spoke about controlled growth being a big priority along with fiscal responsibility. A resident asked where he stood on taxes and Derek stated that he believes that taxes should only be raised when absolutely necessary. Another resident raised the concern about the additional heavy truck traffic on the frontage road since the concrete plant opened up. Derek said he would like to see citizens committees formed from each district to help bring awareness to issues before decisions are made. He invited everyone to desserts with Derek Shoemake at the Southern Mamas on Thursday, Jan 19th at 4-6pm and stated that the special election vote is on Jan 24th. Early voting is Tues 17-Fri 20 at Blaney Fire Dept.

Katie Guinn – Kershaw County Council Chair – updated us on her first council meeting as chair. It was this past week and significant changes are proposed to the rules (no more changes on the 3rd reading and no more millage increases after the fact for the budget, eliminate the 30 minute limit of the public speaking part so the each person will get up to 5 minutes and adding a discussion section to the agenda.) She wants to bring back the finance committee to get a deeper dive on the budget.

Upcoming things are an assessment of sewer and waste water treatment from private company, a briefing from The Cares Group (parents in regard to recreation), a briefing on Veteran flag program and redoing the comprehensive plan, goals for the future for the county (zoning and rezoning). The budget season starts Feb as the county's cycle is July 1-June 30.

A resident mentioned road conditions are deteriorating. Katie stated that county roads and state roads maintenance are two different process. Let Katie know about county roads. Another resident mentioned additional turn lane at Whiting Way and White Pond Rd. Flashing light and plant entrance sign at Concrete plant and speeding of heavy trucks on frontage road. Another resident asked about tax stance. Katie stated that there is no reason to go to the taxpayers first. The budget is robust so that should not be an issue. They stated that the Supreme Court knocked down the Fee in Lue of Tax so how will that affect KC? Katie said she will ask the Administrator about that. She knows that the fee has been collected and not spent. That money was being held until the Supreme Court made a decision. Another concern raised was about county employees being trained or re-trained that they are public servants. Katie said she will talk

with the new Administrator about that.

Approve Oct 17th Meeting Minutes- Jackie Amerson, Secretary mentioned that the minutes were on the website and asked if there were any comments or corrections. There being none John made a motion to accept, Jeremy seconded and all approved.

Treasurer's Report – John Murdock, Treasurer reviewed the current financial position for 2022 and also the forecast for 2023. 270 payments rec'd which include several prepayment of dues. There were no legal fees for 2022 and since phase 8 & 9 weren't turned over to the HOA there was not cleaning/maintenance costs either. There was a broken sprinkler at the White Pond entrance making the water much higher than normal. \$21k was brought in. There is an ending balance of \$18k which includes the \$5k in legal reserve.

2023 forecast is based on a estimate of 250 payments, 200 dues and 50 for assessments. Expenses are expected to be significantly more because of the additional detention ponds in phase 8 & 9 which are more visible and will require more regular maintenance and possibly landscaping. The expenses are estimated to be \$28k which is \$16k higher than in 2022. With everything else being pretty comparable the forecast bottom line is just over \$9k. Paul mentioned that those ponds have not been turned over to us yet but they have been inspected and it appears that those ponds have been worked on. The ad for the detention pond maintenance contract was in the paper but no written proposals have been received to date.

Position elections – These residents volunteered to serve and were elected as follows:

Larry Mason - Vice President – 3 year term

George Thistle – AC (taking Larry Mason's place) – at will

Phyllis Stoker – yard Sale Committee – at will

The secretary and treasurer positions are still in need of new board members. However, there is a resident interested in the treasurer position and will meet with John next week about the position details. A resident left the meeting early but was asking about position details. Jackie will reach out to them to see if they are interested in serving.

Welcome Committee Report – Jackie stated that 38 new residents were welcomed in the last quarter. As of the current date only 4 residents haven't been welcomed but all have been visited at least several times without success.

Dues-Jackie reminded everyone that the dues are \$100 effective 1/1/23 for 2022. She stated that dues notices will be going out the later part of next week. Paul added that they are due by Oct 1st and delinquent on Jan 1 the following year. Paul added that dues are not mandatory but assessments are. New phases are considered members of the HOA when they pay their dues.

New Phases Update – Paul stated that all homes are complete and have sold. He reminded everyone that any permanent changes need to be submitted to the AC for approval prior to making the changes and also that if any resident needs covenants to please contact and he will get a copy to them.

Maintenance Info -Paul

Detention Ponds – A newspaper ad has been placed in the local paper soliciting bids for maintenance. To date no bids have been received but Paul has a few people who have expressed interest.

Lawn Care – Paul will be meeting with our current landscaper in regard to a new bid based on the increased work. He will also be soliciting bids from at least one other landscaper. Paul said the he knew of no requirements at this time to install sprinklers in the new phases and that the dog park is not going to happen. There are a few common areas in the new phases that the board may ask the developer to replant with trees to keep landscaping costs down.

Ole Still Rd Repair – Paul was told that this would be complete by November and it hasn't happened yet. The county administrator says this is on the agenda to be done. Paul has asked them to consider repaving the entire street.

Entrances –A resident suggested that we pull out the 8 shrubs in front of the sign at the White Pond Rd entrance and replace with flowers. Paul stated that he wanted to wait. A resident suggested that possibly there'd be a group of residents that might be interested in keeping up the entrances with flowers. Paul would like to talk with anyone who has experience doing landscape layouts about doing drawings for the entrances.

The following dates were set for the HOA Spring events:

Yard Sale - April 1st

Cookout – April 22nd

Next Meeting – April 17th 6:30pm

Jackie made motion to adjourn, John seconded and all in favor. The meeting was adjourned at 11:29am.

Submitted by Jackie Amerson, HC HOA Secretary