

# Haigs Creek HOA

April 17, 2023

## Meeting Minutes

Present – In Person – Larry Mason-VP, John Murdock-Treasurer, Jackie Amerson-Secretary, Christ and Amanda Thompson, Russell Amerson, Butch Darrow, Jack Kersey, Russ & Patricia Keller, Ashley Carey, Jason Gravel, Monique Young, Jeremy Morgan Priscilla Smith, James Harvin, George Thistle, Phyllis & Darryl Davis,

-Via Zoom – Paul Curtis-Pres, Alton Jones, Phyllis Stoker Judy Clark

Call to Order - Larry Mason welcomed everyone and called the meeting to order. He stated that Paul Curtis (president) was joining us via Zoom due to upcoming surgery.

Position Elections – Larry stated that the first order of business was to vote on a new Treasurer. Chris Thompson has volunteered. Larry made a motion to accept Chris as the new treasurer, Jeremy seconded, and the motion carried.

Jackie stated that a new secretary is also needed as her 3 year term was up in January. She asked if there was any interest. No one response at this time.

Prior Minutes – Jackie stated that the minutes for the January 14<sup>th</sup> meeting are on the website and that they usually always are within a week of the meeting. She asked if there were any comments, concerns or corrections to the minutes. There being none she asked for a motion for them to be approved. Larry made a motion, John seconded, and the motion carried.

Treasurer's Report – Chris Thompson, with some input from John Murdock presented the financials and commented that we started Jan 2023 with \$18k, have brought in 16.5k, and spent out \$4k. The Misc expenses/supplies includes the annual fees for zoom, website and po box. The rest of the expenses are pretty straightforward with landscaping is \$450 per month. Chris called the water company last week to turn the water back on. There are 4 accounts. The ending balance is a little over \$31k.

Forecast – 181 dues payments have been received so far, expecting another 50 dues payments in 2023. Insurance is due in Nov, expenses projected based on historical costs except where increases are known such as the landscaping services. Projecting to end the year with \$9k which includes the \$5k reserve for legal.

Welcome - Jackie shared the family names and addresses of the 4 new families she visited since the January meeting and stated that she left notes for 3 others. She reminded everyone to please let her know if they had new neighbours as she is currently working off of closing attorney emails and for sale signs.

New Phases – Larry stated that phases 8 and 9 have not been accepted yet. It was mentioned that the developer has some maintenance issues to address inside the ponds before the county

will sign off on them and before we will accept them. Jason asked if there was a plan for beautification around the detention ponds once accepted. Although there has been some discussion in the past, there isn't one in place at this point. Larry will be visiting the areas with the landscaper this week.

Landscaping contract – Larry stated that Comer's Landscaping has the new contract (annual \$850 per month)

Detention Ponds contract – Larry also said that Comer's has this contract as well – each one to be done as needed

Street Issues – Jeremy Morgan mentioned that there is an issue between 8 and 9. Larry stated that he had heard there was a sink hole but that the developer was still responsible for that at this point.

Entrances – Larry suggested plants. Jason suggested using Bushman Farms on Porters Cross Road. They will provide a schematic if buying the plants from them. They are reasonably priced. Another resident suggested river rocks. Jackie mentioned that the bricks and fence need to be cleaned on the Whiting Way entrance. Larry stated that he was meeting with the landscaper this week and he would walk all of the common areas with them and address issues.

Ole Still Rd Repair – Larry stated that it has been repaired and evidently by a third party. Jackie expressed disappointment in the appearance (uneven asphalt) and quality and lack of confidence in it holding up even as long as the material that it replaced. Larry said that there is supposed to be additional work done at the entrance to Charlie's Park.

Spring Cookout – Jackie reminded everyone about the neighborhood wide cookout this Saturday, April 22 from 4-7pm in Charlie's Park. The HOA will provide the ice, drinks, paper products, bounce house and porta potty. Ben Connell is providing the meat. Residents are asked to bring a couple of sides/desserts to share and come enjoy visiting with our neighbors.

Jackie said that there aren't any other HOA event dates to announce at this time. The fall yard sale and cookout dates will be set at the July meeting. Larry stated that he had ridden the neighborhood on Saturday and that there 11 or 12 families having yard sales.

The next HOA meeting is at 6:30pm on Monday, July 17<sup>th</sup>

New Business -

Larry asked everyone to contact either Derek Shoemake, county representative or Katie Guinn, Kershaw County Chair about Palmetto Paving opening a 2<sup>nd</sup> entrance on Whiting Way. There are still no signs or flashing lights as required.

Jeremy asked about FB monitoring. There was some heated and ugly exchanges with the last

week in regard to young men going door to door. Many thought that Nikki Thomas was the current administrator but others present stated that when they reached out to Nikki she said that she is not. Russell made a motion to pause FB until we can get it under control. Amanda Thompson seconded, and it passed with 12 votes.

Jackie asked if there was anyone willing to take on the Facebook admin position. Jason Gravel & Amanda Thompson both volunteered. Jackie made a motion to approve these two as the Facebook admins. Monique seconded and all were in favor.

A resident asked if all homes in the neighborhood paid dues so there was a brief discussion of dues vs assessments as well as that the first phase of the neighborhood isn't required to pay anything. Jackie relayed that Paul had discussed unification of covenants with an attorney and that he was advised that 90% of the homeowners would have to agree and then it would cost approximately \$5k in attorney fees to have the covenants written.

A resident in phase 8 asked about the credit of dues paid previously. Jackie stated that according to the attorney if they lived in the neighborhood and paid dues then the dues were earned because they had access to all of the same benefits as the residents in the first 7 phases. Therefore, there is no credit being held to be applied. If they want to be a part of the HOA then they need to pay the \$100 dues each year.

Another resident asked about the possibility of getting a flashing light at the entrances. Larry said that traffic studies have been done by DOT and they say nothing needs to be done at this time.

A resident apologized for any offense toward others that he may have caused during the meeting.

At 7:35pm, Jackie made a motion to adjourn, Jason seconded it, and all in favor.

Submitted by Jackie Amerson, HCHOA Secretary