

Haigs Creek HOA

July 17, 2023

Meeting Minutes

Present in person - Paul Curtis-Pres, Larry Mason-VP, Christ Thompson-Treas, Jackie Amerson – Sec, Amanda Thompson-FB admin, Russell Amerson-MAL, Leslie Toney, Monique Young-Ast Sec, George Thistle – ARC, Doug Waker, Pebbler & Vaughn Berry, Pat Pringle, and Russell Steward

Present on zoom – Priscilla Smith, Roger Kane, Alton Hones, Timothy Cohen, John Murdock, Ronald Robinson, and 5 others

Call to Order – Paul Curtis welcomed everyone and called the meeting to order at 6:33pm.

Prior Minutes – Jackie stated that the minutes for the April 17th 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 to accept them as posted. Paul made a motion, Amanda seconded and all were in favor.

Treasurer's Report – Chris Thompson presented the financial report. He started with income and expenses to date. 179 member payments and 4 assessments have been received so far while expenses have been minimal. Our current bank balance is \$27,982.92. Then he presented the forecast for 2023. The bulk of expenses for the year are still to come and is expected to be in landscaping and detention pond maintenance. The projected year ending balance is just below \$7600.

A resident asked about the maintenance on the detention ponds. Paul responded that there had been a miscommunication with the landscaping company. Just this past week that issue was addressed with them and so they should be weed eating the outside of the ponds every two weeks/twice a month. The inside of the ponds should be cut twice a year and the first time should be this month.

A resident asked about the security lights in the new phase and the spacing of them. Paul stated that the developer set all of that up and we can call Fairfield Electric and see about getting additional lights for phase 9 and at the mailboxes. The resident also asked about moving the mailbox to where the dog park was originally supposed to be.

Jackie made a motion to accept the financials as presented. Doug seconded it and all were in favor.

Welcome - Jackie shared the addresses of the 5 new neighbors that were welcomed since the last HOA meeting. She reminded everyone to let her know if they had new neighbors so that no one is missed.

New Phases – Paul stated that the new phases have been accepted. The maintenance of the

inside of the ponds should be done this month. It's contracted to be done twice a year. Around the ponds should be done each maintenance visit (every two weeks or twice a month).

A resident asked about why some areas are being cut and some aren't. Paul stated that there had been some miscommunication with the landscaper and that he and Larry had met with him last week and showed him where they should be cutting each time. A resident stated that their property line is the detention pond fence, and he was told that it was his responsibility to cut outside the detention pond if it's his property. Jackie stated that the board knows it's an issue and not being done according to the contract. We're working to bring an acceptable resolution.

Dues & Assessments – Paul stated that right now 144 residents haven't paid either dues or assessments. They are due Oct 1st and late by the end of Dec. If a resident goes into the second year without paying, then the HOA will take the resident to magistrate court for assessments plus legal fees.

As a reminder dues covers the assessments. If dues aren't paid, then assessments are calculated based on the prior year's expenses. Dues makes you a part of the HOA and therefore gives you the right to vote on HOA issues. Dues notices are sent out in January following the HOA meeting (2nd Sat of Jan). Phase 8 & 9 will be billed in Jan 2024.

Entrances – Paul stated that the board met about the quote to redo the entrances. He called and placed the plant/flower/straw order, and the nursery will install the plants rather than the landscaper because of timeliness. Jackie stated that most of the flowers were perennials but there would be a couple flats of annuals that will be replaced each year.

Facebook update – Amanda stated that she, Jason and Ashley have been reviewing all posts before letting them go through. Every person posting is being checked against the neighborhood directory, county mapping site and payment records to verify residency of the neighborhood. No solicitation at all and definitely no business advertisements are allowed.

Neighborhood Signs – Paul stated that he talked to Dan King at Public Works about a resident's request for a sign in front of the curve on HCD. Dan will check on ordinances and will get back to us on it. As a reminder, our streets belong to the county, so they are responsible for the signs.

Another resident mentioned blind spots on HCN and about cars stopping in the road and/or parked in the road.

The impact of all of these issues could be lessened if people would drive the speed limit. Paul said he requests regularly for law enforcement to be in our neighborhood. They'll come for a few days but can't be here indefinitely. He mentioned that he had asked again about speed bumps and was told that the county will not do them in a neighborhood because of emergency vehicles and the liability for damage to vehicles going too fast. Paul also asked about rumble strips but was told that no one would want them in front of their house. Paul will follow up on the possibility of getting them where they aren't in front of a home. He said that he'd also called the Elgin Town Mayor, Melissa Emmons, about borrowing their speed sign to hopefully slow people down but hasn't gotten an answer from her yet.

A resident asked about a no outlet sign on Emery Hill Rd and other cul-de-sacs in the

neighborhood. Paul will follow up on that.

Paul mentioned that No Soliciting signs are not enforceable, but residents can tell anyone who comes to their house soliciting to leave. If they don't then call the sheriff's department because they are trespassing and that is enforceable.

Amanda stated that any resident that engages with someone soliciting becomes part of the problem.

County Council Reps – Paul stated that neither rep was able to attend but Derek Shoemake asked that he let everyone know that we can call him at any time. He also requested that he invite all residents to a town hall meeting on Aug 10th 6-8:30pm at Blaney BC. Jackie stated that both reps contact info is on the HOA website.

Upcoming Events – Jackie suggested the following event dates. There was no opposition voiced.

Fall Yard Sale – Sat, Oct 7th 8am-noon.

Fall Cookout – Sat, Oct 21st 4-7pm.

The next HOA meeting is at 6:30pm on Monday, Oct 16th.

New Business –

Street issues – A resident asked where the gap between the curve and the asphalt mentioned in the April meeting was. Jackie referred the resident to the website for Jeremy's contact info since he was the one that brought that up previously. Paul stated that any resident that has issues with streets to let him know so he can contact the county. Another resident said that some of the curbs and drain covers are cracked on Emery Hill Rd. Paul said he would bring that to Dan's attention.

Neighbor welfare - Larry asked residents to check on their neighbors particularly if they are elderly or live alone. If you haven't seen them for a few days, can't get them on the phone or to the door, call the sheriff's department and request a wellness check. One of our residents recently fell and wasn't found for a couple of days.

At 7:40pm, Jackie made a motion to adjourn. Larry seconded and all were in favor.

Submitted by Jackie Amerson, HCHOA Secretary