

Haigs Creek HOA
October 16, 2023
Meeting Minutes

Present in person - Paul Curtis-Pres, Larry Mason-VP, Christ Thompson-Treas, Jackie Amerson – Sec

Present on zoom – Monique Young, Falicia Battle, Laura Rayle, Tim Cohen, Phil Hart & 10 or so others.

Call to Order – Paul Curtis welcomed everyone and stated that the board just became aware that the MUSC room is not available for our use at this time. We will follow up with our contact at MUSC in regard to our use going forward and will work to secure a new location if necessary.

Prior Minutes – Jackie stated that the minutes for the July 17th meeting are on the website and stated she would entertain a motion to accept them if there weren't any comments, concerns or corrections to the minutes. None were raised. Amanda Thompson made a motion, Larry Mason seconded, and all were in favor.

Treasurer's Report – Chris Thompson presented the financial report. We started the year with \$18,668. We've taken in \$17,733 in dues and \$782 in assessments. Expenses incurred are \$10,796 leaving us with \$26,388 in the bank account. We are expecting another \$12k-\$13k in insurance, landscaping, and utilities expenses before year end which will bring the account to \$13k. Jackie Amerson made a motion to approve, Larry Mason seconded, and all were in favor.

Welcome - Jackie shared the addresses of the 2 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.

Entrances and Landscaping – Paul stated that there have been some changes to the entrances, old shrubs removed, and new flowers installed. The cost was around \$1800 for both entrances and we shouldn't have to spend that much again for a long while. Going forward there will just be spring and fall flowers and fresh pine straw as needed. Chris stated that the quotes for the entrances came in over \$5k and the board worked to get it down to the \$1800 range.

Paul stated that we've had some issues with the 2023 contracted landscapers. Therefore, he has contacted our former landscaper A Cut Above and they will be coming back to us in 2024. A few of the residents in the two new phases have been mowing outside of the detention ponds but that should not have to happen in 2024 with A Cut Above.

The entrances are decorated for Christmas each year. Larry & his wife will handle the White Pond Rd entrance. Linda Smith said she'd take care of the Whiting Way entrance but

would like some help. Paul said that the decorations would be provided.

Larry stated that the same decorations have been used for many years and need to be replaced. He and his wife have looked at Christmas decorations and estimate that \$350 for the White Pond Rd entrance and \$150 for the Whiting Way entrance should be sufficient. Jackie Amerson made a motion to approve \$500 for new Christmas decorations. Paul Curtis seconded. No discussion. All were in favor.

Facebook issues

Paul stated that Facebook is not a business platform for the HOA. Any business of the HOA can be addressed directly with a HoA board member and will gladly be supplied the information but not on Facebook. The hoA board members can be reached via the Haigscreek@gmail.com or their personal emails provided on the HOA website.

Chris stated that since Facebook is a neighborhood site for all residents use and not for HOA use maybe we should remove the HOA from the name. Chris Thompson made a motion that we change the name to Haigs Creek Neighborhood. Amanda Thompson second. A resident asked about the possibility of adding a disclaimer in regard to the HOA business. Amanda (one of our Facebook Admins) stated that there is a disclaimer and said that the happenings in the neighborhood would continue to be put on the Facebook page BUT the HOA board doesn't monitor the Facebook and uses the HOA email or personal emails that are listed on the HOA website <https://www.haigscreekhoa.com> for HOA business. All in favor.

Resident Concerns/Complaints

Paul stated that our HOA does **NOT** foreclose on your home for unpaid dues or assessments. We may place a lien against the resident for any unpaid assessments but we will not foreclose on any home.

Paul also stated that he had contacted county and state resources in regard to coyotes. He stated that they don't offer any free services but instead provided a list of private parties in this regard. Paul contacted one on the list and the price was \$75-\$125 per trap/coyote caught. There hasn't been any complaints lately in this regard so hopefully the threat has passed.

Jackie stated that the HOA board collects information from residents but we **do not** share that information with residents or non-residents other than through the Online Directory. She asked that residents always include their first and last name, street address and phone numbers on all email correspondence. Without this information, no action will be taken, and no information given. All legal matters should be directed to law enforcement.

Upcoming Events

Jackie reminded everyone that the neighborhood fall cookout is this Sat, Oct the 21st 4-7pm in Charlie's Park. All residents are invited. Ben Connell is providing the meat. The HOA is providing drinks, ice, paper products, porta potty and bounce house weather permitting. Residents should bring sides and or sides.

Halloween is Tues, Oct 31st. The neighborhood will entertain trick or treaters from 6-

8pm. If you'd like to participate, turn on your lights and have plenty of candy. If not, then keep your lights off.

The next HOA meeting is Saturday, January 13th at 10am. The location will be announced.

Other Business

A resident asked about the street light fees on the electric bills. Evidently, some residents are paying \$11 per month and others are paying less. Paul stated that he will call Fairfield Electric and Duke for clarification. Another resident, Carl Grooms, tried to explain. The price difference could be related to the in the fixtures itself, underground wiring, etc. More than likely the developer made the decision about these things.

Another resident mentioned the smell of the water. Carl Grooms explained that the fire hydrant has to be flushed twice a year which helps with that.

Paul stated that the HOA President and Secretary positions will be opening up in January. Each service term is 3 years with the option of a 4th year if there are no candidates for said position.

Larry Mason made a motion to adjourn the meeting, Paul Curtis seconded. All were in favor.

Submitted by Jackie Amerson, HCHOA Secretary