

Haigs Creek HOA
Jan 13, 2024
Meeting Minutes

Present – Paul Curtis-Pres, Larry Mason-VP, Christ Thompson-Treas, Jackie Amerson–Sec, Susan Curtis, Russell Amerson, Rodney Ridley, Leon Gregg, Brian Beville, Mary Smiley, Bob Shaw, Phyllis Stoker, Ray & Michelle Stuhn, Lawrence Miller, Abike Johnson, Jeremy Morgan, Mark Johnson, Errol & Pat Swaby

Welcome & Call to Order – Paul Curtis welcomed everyone at at 10:06am

Prior Minutes - Jackie Amerson asked if there were any comments or corrections on the Oct 16th minutes. There were none. Larry made a motion to accept them as published, Phyllis Stoker seconded it, all were in favor.

Treasurer’s Report – Chris Thompson stated that the HOA started 2023 with \$18.6k, brought in \$18.25k for dues and another \$1k from assessments. The largest expense was for lawn maintenance services at \$13.2k. Utilities were \$2k. We ended the year with \$16.7k in the bank. Jackie made the motion to accept, Mr. Ridley 2nd, and all were in favor. Jackie reminded everyone that the dues increased to \$100 in the prior year and stated that our ending balance would be much lower if that had not happened.

A resident asked about the dues and assessments difference. Paul stated that the dues cover the assessments. and the overage allows the HOA to pay operating expenses. Another resident asked about the ponds specifically in phase 8 & 9 and if all residents in the subdivision pay for those. Paul stated that that was the case.

Welcome Committee Report – Jackie stated that there was only one new resident welcomed in the 4th quarter. She attempted twice to welcome one other new resident but has been unsuccessful in catching them since they haven’t moved in yet. She reminded everyone to please let her know if they get new neighbors and that she is always looking for items for the welcome bags if homeowners are small items from businesses or other organizations that they are a part of.

Updates

Meeting location & zoom – Paul thanked Mohammed who owns (893 White Pond Rd) for allowing the HOA to meet in this building. He stated that we don’t have a stable location to meet and right now we aren’t planning to continue the zoom because of not having internet access.

Lawn Maintenance – Paul stated that the prior lawn maintenance company wasn’t reliable and when they did show up, they didn’t maintain all the areas. But effective Jan 1, 2024, a new company has been contracted with and they have been shown all the areas and we are anticipating a much better outcome with this new company. Residents shouldn’t have to mow around the outside of the ponds. Jackie thanked those who have been helping keep the outside of the ponds mowed.

Mr. Ridley (30 MG) stated that there is some erosion, and the mulch is breaking down

around the pond next to his house. He asked if something could be done. Paul said he will be by to look at it because there is another pond with an erosion issue and these need to be addressed to avoid costly citations from the county. FYI The same lawn maintenance company is being contracted with to maintain the inside of the ponds.

Security Lighting – Paul stated that at the prior meeting a resident asked about the charges on their electric bill for security lighting and why there are different amounts between the residents. He made some calls and found out that the old lights are charged at the lower amount and the new led lights are charged at the higher amount. This is the same whether you are on Fairfield Electric or Duke Energy. The original covenants for the subdivision state that all homes will be responsible for the cost of the security lighting. This covenant covers the entire subdivision and then each section has an amendment that adds on to it.

An Emery Hill resident caught someone trying to get into cars at their and 4 other houses on their ring doorbell. It is very dark there. He asked about getting how more security lighting? Larry stated that Fairfield Electric will put up a flood light and pole in the resident's yard without upfront charge but rather charged monthly for the equipment and usage. Another resident stated that you can get solar lighting from Lowes or Home Depot. Another resident recommended putting up a NO Trespassing sign.

Another resident mentioned that lighting is needed at the mailbox in phase 8 & 9. Paul stated that if the HOA does that then a special assessment would have to be done on the residents in those phases to cover the cost.

County items – Parking & Signs - Paul stated that he is working on getting speed limit signs for the neighborhood, specifically phase 8 & 9. He is also looking into getting No PARKING signs to post at the retention ponds. He asked that when residents have gatherings that all parking is done in the driveway and on the street. Jackie just reminded everyone to not block roads, driveways, fire hydrants, etc. EMS, firetrucks, police officers, etc. need to be able to get down the street.

Dues – Again Paul stated that dues cover assessments and grants the resident the opportunity to vote on HOA matters. A resident asked if an amendment to the covenants could be added requiring that when a home in the first phase sells, the new owners are required to pay assessments. Paul stated that he would talk to the attorney about that but that he suspected it would require the same agreement level as previously discussed. Another resident asked why the first phase does not pay any assessments. It's because their covenants don't require assessments to be paid.

Paul stated that if you don't pay your assessments or dues then you will receive a letter from the HOA stating you are behind and legal action will be taken if payment is not received by a specific date. If the HOA goes to magistrate court and wins (the HOA has always won) and the resident doesn't pay, then a judgement will be placed on the home for the back assessments and the legal fees. Currently, there are 15 residents that are unpaid and will be receiving a letter very soon.

Other - A resident asked about the maintenance on the road and stated that there are many cracks on Lillifield. Paul stated that the county is responsible, and he will contact them. Jackie asked about the drains being cleaned of debris as well. Paul said he'd let the county know.

A resident asked about looking into the installation of a doggie bag station for the detention ponds in phase 8. Paul will look into it.

Elections – There terms are for three years with an option of a fourth year if no replacement is elected. Paul has served his three years and could stay on as president, but Jackie has served four years and therefore needs to come off. Jackie asked if there were any volunteers for any of the positions. There was some discussion. The following reflects those willing to serve in the various positions.

President -

Secretary -

Directory & Mailing - Michelle Stuhn

Yard of the Month – Larry Steele

Cookout Committee – Mr. Rodney Ridley, Abike Johnson

Jackie made a motion to accept these. Paul seconded the motion, and all were in favor.

Upcoming Events – Jackie led the discussion. The following reflects the date set for each event.

Spring Cookout – April 13th

Spring Yard Sale – April 27th

Jackie made a motion to adjourn, Larry 2nd it. All in favor.

The next HOA meeting is at 6:30pm on Monday, April 15th.