

Haigs Creek HOA

April 15, 2024

Meeting Minutes

Attendance

Paul Curtis-Pres, Larry Mason-VP, Chris Thompson-Treas, Kena Dill–Sec, Jackie Amerson, Leslie Tony, Ashley Carey, Jason Gravel, Phyllis Stoker, Carol Kane, Jeremmy Morgan, Stephen Leech, Jacqueline McNeil, Albert Davis, Sandra Davis

Welcome & Call to Order

Paul Curtis welcomed everyone at 6:30pm.

Elections

Paul stated he would continue to serve as President since no one had expressed interest. He introduced Kena Dill as Jackie Amerson’s potential successor as Secretary. Jackie made a motion to accept, Larry Mason 2nd, all were in favor.

Prior Minutes

Jackie Amerson asked if there were any comments or corrections on the Jan 13th minutes. There were none. Phyllis Stoker made a motion to accept them s published, Larry seconded it. All were in favor.

Speaker

Councilman Derrick Shumate introduced himself as our contact for county issues.

- Residents may contact him at 803-427-4929 for county issues.
- There will be a town hall for Elgin in the upcoming months in which DOT representatives will be present to discuss issues such as traffic lights and school board representatives. Date to be determined.
- Derrick discussed county growth and plans to increase the minimum lot sizes in Kershaw to help curb growth, as Kershaw Co. is the fastest growing county statewide. Discussions are ongoing as to ways of addressing the issue.
- Upcoming elections impacting our region include Thomas McElveen’s senate seat and Clerk of Court. Voting will be held on June 11, 2024.

Treasurer’s Report

Chris Thompson highlighted the following.

- On January 1, 2024 the HOA account balance was \$16,709.21.

- 2024 income includes \$19,285.69 for membership dues (194 payments) and \$1,047.08 in assessment fees (11 payments) for a total of \$20,332.77.
- Projected numbers for 2024 take inflation into account and estimate major expenses to include landscaping (\$10,000), detention pond maintenance (\$3,500).
- Estimated account balance at year's end is \$12,382.
- Current account balance is \$32,357.31.
- Jackie asked what landscaping costs includes. Paul noted the mowing of all common areas is \$1,000 per month. Jan and Feb costs including tree removal have been made in 2024. Chris is predicting another \$10,000 for the remainder of 2024. Paul also noted the contract increased with Phases 8 & 9 and that A Cut Above will be used for these services as they were previously. Although their price has since increased, Paul noted they did good work.

Welcome Committee Report

- Jackie mentioned welcoming Sandra and Albert Davis, who were present at the meeting, in January.
- She has made several unsuccessful attempts to welcome the new tenants at 74 Teaberry but will keep trying.
- She reminded everyone to let her know of any new neighbors and that she is always looking for small items from local businesses and other organizations to include in welcome bags.

Updates

Paul discussed the following updates and issues.

- County items – Signs, Road Repairs, Drain Clearing
 - There are currently no speed limit signs in Phases 8 & 9. He sent Dan another email requesting signs for 25 MPH max and anticipates them appearing soon. A resident noted that Phase 8 now has a sign.
 - Speed bumps are authorized by county only, and Paul does not expect any future speed bumps in the neighborhood. He noted the disruptive sound speed bumps and rumble strips add for nearby neighbors are a challenge.
 - For those living near Charlies Park: Drains have been cleaned out from debris and leaves.
 - Road repairs: Ole Still needs to be completely paved, although the worst part was fixed a year ago. Paul noted the county budget is tight, and he has inquired about paving newer sections as developers have one year to carry out repairs before falling to the county, and early May will mark this deadline. Residents are encouraged to contact Paul with anything noticed in these sections so he can follow up.
- Maintenance – Lawn, Entrances & Detention
 - A Cut Above is now doing entrance and common areas. They cleaned Charlie's Park for cookout and will help maintain the park and clean debris from this

- area.
 - A resident noted lights were on at 10pm in Charlie's Park recently by prying open the electrical box. Paul stated he would fix the box so it will be locked and inaccessible and mentioned that if anyone is caught, a warrant will be issued for stealing electricity. A resident inquired about lights for evening gatherings. Paul noted that residents may contact him for turning on lights.
 - Entrances: New plants were added to the entrances last year and should come in nicely this year. Flats of annuals will be added this year in addition to fresh pine straw. The HOA covers this expense and A Cut Above will install.
 - Detention ponds: A Cut Above also has this contract and should start mowing outside the ponds in May or June for a total of 2-3 per year. Moregate pond has some erosion taking place. Will add seed straw to help with erosion. There is major erosion with Ph 9 pond and on the east side of Kensington pond. Mulch is being added to help. The resident responsible for erosion on Moregate has since repaired the issue.
- Security Lighting
 - Paul contacted engineer from Fairfield Electric regarding spots in Phases 8 & 9 that are not well lit. The standard is one light for every three houses. Paul brought maps and asked if anyone would take map and mark the dark nighttime areas on the map. He will follow up with Fairfield Electric with the maps. He noted it would likely require a special assessment to install new lights. Larry mentioned anyone can have a light installed at their own cost by contacting their electric company.
 - A resident asked how to identify their phase. Paul referred her to HaigsCreekHOA.com for this information.

Dues & Assessments

- Paul stated that although assessments are currently unavailable on website, the web master will add them back to the HOA website. A few years will be available and organized by address. Paul noted more people are joining HOA due to the low cost of our HOA dues in comparison to other neighborhoods.
- A resident asked about the difference between dues and assessment fees. Paul noted that paying HOA dues makes residents voting HOA members (1 per household). Paying assessment fees only helps cover maintenance costs on entrances and common area, but this does not come with a voting membership. \$100 includes both dues and assessment. This year's assessment was only \$30, and the rest goes towards detention ponds.
- A resident inquired on the deadline for dues. Paul stated that in October, residents are paying for 2023, as assessments are completed at year's end once financial reports are available to help determine amounts. Another resident asked if residents are required to pay their court fees if taken to court by the HOA. Paul stated this is the case and noted letters are sent to residents regarding yard maintenance to benefit everyone's property value.

Other

- A resident asked about traffic concerns when leaving the neighborhood, are issues turning left for access to I-20. She noted how busy and dangerous it has gotten with population growth in the region. Paul recently saw tubes across the road, an indication of a recent traffic study. He went on to state this is a DOT matter, and he is addressing this with Councilman Derick Shumate and Representative Ben Connell. A resident asked about speed bumps or rumble strips. Paul pointed out the sound these additions make are often disturbing to nearby homeowners. Residents were reminded to call the sheriff's department or dispatch (803-424-4002) to report speeding and related issues.
- A resident asked when mowing would begin. Paul noted the landscapers had already mowed the entrances and would mow around detention ponds if needed.
- A resident asked about the dog park. Paul replied stating the dog park is unlikely to happen but the landscaper will continue to mow it. Installing pine trees could reduce the need for future mowing.

Upcoming Events

Paul reminded residents about the upcoming neighborhood event.

- Spring Yard Sale – Sat, April 27th, 8am-Noon

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

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