

# Haigs Creek HOA

## July 15, 2024

### Meeting Minutes

#### Attendance

Paul Curtis-Pres, Larry Mason-VP, Kena Dill–Sec, Mary Smiley, Steve Leach, Carol Kane, Marcus Manning, Bryan Winters, Phyllis Stoker, Russell Pringle, Pat Pringle, Leslie Toney, LaVaughn Berry, Angriss Brooks, Jacqueline McNiel

#### Welcome & Call to Order

Paul Curtis welcomed everyone at 6:35pm.

Speaker: Ben Connell, candidate for Kershaw County Chairman and former state representative encouraged residents to get involve by voting in one of the following ways:

- July 22 – Aug 2: Early Voting available at Voter Registration Office in downtown Camden beside the courthouse (1117 B Broad St.)
- Aug 6: Special GOP Primary
- Contact Ben: [Ben@benconnell.com](mailto:Ben@benconnell.com) / 843-513-0087

#### Upcoming Elections for 2025

Paul reminded everyone his position as President will be ending in January 2025, and the HOA board is currently seeking someone to step up in this leadership role or nominate someone who would be a good fit. As HOA President, you will have the opportunity to make a direct and meaningful impact where you live. This role is essential to maintaining and enhancing the quality of life for all Haigs Creek residents. It is an important role, and Paul encouraged everyone to seriously consider this. The term is three years with a potential one-year extension.

#### Prior Minutes

Kena asked if there were any recommended updates or changes to the meeting minutes from April 15<sup>th</sup>. There were none. Paul made a motion to accept them as published, Phyllis seconded the motion. All were in favor.

#### Treasurer's Report

Paul highlighted the following.

- This year, major expenses include insurance (\$571) and landscaping (\$8,757). He noted mowing around the detention ponds happens a couple times per year, costs \$1,750.00. A resident at 102 Emory Hill noted the property near his residence has not been maintained well. Paul noted that we are trying to get pine trees to grow in this area and would consider mowing the space if the pines will not grow.
- Miscellaneous expenses include: landscape supplies (\$455) and landscape expansion in our

common areas and entrances (\$6,552). The electric bill and water costs for two islands which includes 6 months is \$1,281.25.

- Our balance YTD balance as of July 11 was \$25,973.
- 198 payments have been received for dues and assessments. Four residents have not paid. Two are in FC and the remaining two will be notified of impending legal proceedings if not paid.
- A resident asked if the \$1,750 fee includes all ponds. Paul confirmed this, stating it is \$250 per pond each time it is mowed.
- Larry made a motion to approve the financial report. Steve seconded. All approved.

### Welcome Committee Report

- Kena reported there was only one new resident to welcome since the previous meeting as reported by Jackie Amerson, former Welcome Committee Volunteer - AJ and Alexis Holliday at 74 Teaberry.
- She encouraged anyone interested in serving on the Welcome Committee to reach out with any questions. She noted it was not a large commitment and is currently only one or two new families per quarter.

### Updates

Paul discussed the following updates and issues.

- Maintenance – Detention, Charlie’s Park
  - Ponds will be done again in Sept. The landscapers were supposed to mow up to fences and when they mow ponds, the outside of fences, noting Emory Hill, Moregate, and Kingston West are essentially the only visible ones. A resident noted the landscapers need to do better by the gravel road by Emory Hill. Paul will follow up with landscapers again.
  - Phase 9 pond issue with erosion was temporarily addressed but has started eroding again. Paul has followed up with resident and landscaper about it, as it needs grass or a drain to offer a long-term solution and avoid DHEC fines.
  - We are looking into gravel or crush and run to help the erosion at Charlie Park.

### New business

- A resident asked if anyone had heard about the location of a potential Home Depot warehouse nearby. Larry noted it was halfway down Whiting Way and includes 25 acres near the cellphone tower. The resident expressed that she did not want the warehouse built. Both Larry and Paul noted the county can approve such developments without anyone’s consent.
- Another resident asked if anyone knew about the potential for a new 711 convenient store on White Pond. Larry confirmed they have been testing soil for potential station at Whiting Way and White Pond (located in the cow pasture).
- Larry mentioned Great Southern Homes has looked into property nearby. Paul noted that county council is trying to address the increasing population issue, as Kershaw Co. is growing so fast. County council would like a home for every .5 or .75 acre to help control density. However, he noted these are tough battles, and they often get sued by the developers.
- A resident asked if the convenient store would have to put the light in. Paul noted she should contact Derek Shoemake, the local council member for our area.

- County Council Member: Derek Shoemake, District 3
- 803-427-4929 / [derek.shoemake@kershaw.sc.gov](mailto:derek.shoemake@kershaw.sc.gov)
- Discussion about the light. Paul noted previous discussions with planning and zoning included a potential traffic circle, three-way stop, or a light (\$750,000). The convenient store could potentially be required to install a light. Paul said Planning and Zoning deal with these issues first, and he will try to follow up with them on the matter.
- A resident noted that additional industrial businesses on Whiting Way would result in more semi-trucks like Palmetto Paving and wondered who to contact about this. Paul said he would contact Derek Shoemake about this, but if Planning and Zoning allows it, there is not much else we can do.
- A resident asked if there is potential for additional construction in the neighborhood, and Paul confirmed there would not be.
- Another resident mentioned the mailbox experiment near his home is not working (placing them in one location vs. individual residents). Has had issues with mail being shoved into his box. And would prefer individual boxes as delivery persons do not use the available package box. Paul will seek a meeting with the Postmaster to inquire about possibilities, noting mail is often placed in the wrong boxes. The resident asked if a solar light in the area was possible. Larry noted HOA would need to cover cost, but a solar light would be a good idea for the area.
- A resident inquired about cutting the low hanging branches around the curve on HC North. Paul noted one option is to ask the county to do it, which can be difficult for a small job. Another option would be to use our landscaper to trim and the HOA would cover cost. Paul will follow up on both options.
- Another resident asked if a neighborhood gate is an option for safety after a recent police chase happened near her home while at work. Paul noted that if you gate the community, the county will give all responsibility to HC. This would include all costs and maintenance for drainage, sewer maintenance, speed checks, and access to roads to all emergency service providers. Fees could potentially increase by \$500 or more. Paul will call the Sheriff's office again about patrolling the area.

### Upcoming Events

Kena reminded residents about the upcoming neighborhood events.

- Fall Cookout: Sat, Sept. 28<sup>th</sup>, 4:00pm – 7:00pm
- Fall Yard Sale – Sat, Oct. 26<sup>th</sup>, 8:00am-noon

Paul made a motion to adjourn, Larry 2<sup>nd</sup> it. All in favor.

The next HOA meeting is at 6:30pm on Monday, October 21<sup>st</sup>.