

Haigs Creek HOA

October 21, 2024

Meeting Minutes

Attendance

Larry Mason-VP, Chris Thompson-Treasurer and three residents.

Welcome & Call to Order

Larry Mason welcomed everyone at 6:35pm.

Speaker Mike Jones spoke about his career as a military veteran, being a local business owner, and his inspiration to run for political office. He answered a question from an attendee regarding which military branch he served. Mike and Larry reminded everyone about early voting and commended Kershaw Co. for engaging early.

Treasurer's Report

Chris highlighted the following.

- The largest HOA expense includes landscaping in the common areas, which is around \$1000 monthly. Detention ponds are \$1750 twice yearly and they are due now for upkeep.
- Chris pointed out the electric and water bill expenses. Larry asked about the water bill increase. Chris noted there was no bill for July and called the water company who said there was no consumption during that time. Larry mentioned he has not seen the water running lately at the entrances and this is the time of year we turn off the water until spring, nothing the water shut off would be taking place this month.
- Total expenses since January 1st are \$1400 with \$2300 left in the bank.
- With projected expenses, we expect to have \$13000 left at year's end.
- Our attorney, who continues to offer legal services, has not been charging legal fees the past few years. However, we keep those costs in the bank in case he decides to charge for those.
- A resident asked if landscaping services for the easement at Emery Hill is included in the fee for landscaping fee shown on report. It is not. Larry noted the energy company is ultimately responsible for this, but said they will only do this once per year. He pointed out that once you go down the hill from the retention pond forward belongs to Mohammad. Residents often use this land for gardens and are welcome to mow it if desired.
- Chris made a motion to approve the financial report. Larry seconded. All were in favor.

Prior Minutes

- Larry noted the President and Secretary were out for this meeting.
- Chris briefly reviewed the previous meetings and asked if there was anyone interested in the President's position which is up in January. Larry echoed the inquiry noting Paul is at the end of his one-year extension and cannot stay on per bylaws. A resident asked about the qualifications to become president. Larry said you must be an HOA member and be nominated. You can email

the HOA with any questions or interest in filling this much-needed role or discuss with him after the meeting. He mentioned some of the duties required as a president including taking concerns from residents and engaging local representatives and council members to get answers for neighbors. The President also engages with community leaders and DOT about street signs, traffic flow, etc.

- Chris asked if there were any recommended updates or changes to the meeting minutes from July 15th. There were none. Larry made a motion to accept them as published, Chris seconded the motion. All were in favor.

Updates & New Business

Larry asked for any updates or new concerns. The following updates and issues were introduced.

- He addressed concerns about why Mike Jones was invited to the meeting, noting we often bring in local representatives and council members to introduce themselves so residents will know who is serving our community and who they should reach out to with concerns. He mentioned this is good to know and pointed out that because of residential complaints and concerns of traffic, developers would not be moving forward with two new major residential communities: one across from the pecan trees and the other across from the Shell station, both were canceled and nixed by the county, noting Haigs Creek helped establish the ruling that homes must be built in Kershaw Co. on $\frac{3}{4}$ acre.
- A resident who lives on Haigs Creek North would like to put up a fence but is confused. Larry mentioned the biggest fence restriction is not having one across the front yard, noting the architectural committee reviews those requests and approves accordingly. The resident asked about the fence having to face the neighbors with the posts on the inside of the fence. Larry noted the fence should be on your property; therefore, maintenance should not be a problem. The neighbor mentioned getting a surveyor. Larry and Chris said the architectural committee would help with this and connected him with a committee member who was present at the meeting.
- A resident noted that sometimes lights are on in the park at night. Chris reported the electric fees for the park and shelter averages \$26 monthly. He also noted Paul was working to repair the electrical box that had been tampered with previously. The resident was talking about the security light not the shelter lights, and said sometimes it was not on when it should be. Larry noted this was Duke Energy's responsibility and Chris made a note to share this with Paul.
- Larry reiterated that volunteers are desperately needed in the community and encouraged everyone to get involved, stating how residents want to see things done but that takes engagement from all.
- A resident attending for the first time asked if there would be any online HOA meetings via Zoom. Chris noted there was no Wi-Fi available in the building we are currently using which is free of charge. Chris noted the cost for Zoom was \$170 yearly, and this was cancelled due to price and lack of use.

Welcome Committee

- Larry asked if there were any new residents they are aware of, and there were none.
- Chris reminded attendees that we have welcome baskets to share with new residents and to let us know if they know of any new neighbors in the community.

Upcoming Events

- Larry reminded everyone about the upcoming yard sale on Saturday, Oct. 26th, 8:00am-noon.

Larry made a motion to adjourn, Chris seconded the motion. All were in favor.

The next HOA meeting is at 10:00am on Saturday, January 11, 2025.

>> REMINDER: Upcoming Elections for 2025! <<

HC Volunteers Needed!!

Paul Curtis' 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 we encourage everyone to consider serving. The term is three years with a potential one-year extension. For more information, email haigscreek@gmail.com.