

# Haigs Creek HOA

## January 11, 2025

### Meeting Minutes

#### Attendance

Paul Curtis-President, Larry Mason-VP, Chris Thompson-Treasurer, Kena Dill-Secretary, Steven Leech, Brian Beville, Albert Davis, Sandra Davis, Dr. Lavonia Davis, Phyllis Stoker

#### Welcome & Call to Order

Paul Curtis welcomed everyone at 10:00 am.

#### Prior Minutes

Paul asked if there were any recommended updates or changes to the meeting minutes from October. There were none. Steve made a motion to accept them as published. Larry seconded the motion. All were in favor.

#### Election: President

Paul discussed being in his 4<sup>th</sup> year of serving as President, and the HOA now needs a new President. He asked if anyone was interested in serving. No one expressed interest. Therefore, Larry Mason, HOA Vice President will move into the position as President. Paul noted he would continue to assist as needed for a short period.

#### Welcome Committee Volunteer

Kena asked if anyone was interested in volunteering to deliver welcome baskets to new residents. Phyllis said she would take this over if someone would volunteer to put up the HOA signs. Kena said she would take this over. Therefore, Phyllis will now be the Welcome Committee Volunteer and Kena will resume placing the HOA signs at the entrances.

#### Treasurer's Report

Chris highlighted the following for 2024.

- The number of membership dues received have increased this year, while the number of assessment fees have decreased, which is a positive thing.
- Expenses for detention pond inside mowing and maintenance now that Phases 8 and 9 are established should remain stable going forward. They were \$3,500.
- Misc. expenses and supplies are the lowest they have been in the past three years. He noted these expenses should remain stable as well at approximately \$19,500 per year.
- Utility costs were approximately \$2,600 per year including electricity and water costs.
- Chris expressed concern that the YTD balance continues to reduce each year. Despite a reduction in some expenses, and considering annual expenses are believed to have stabilized, overall they still exceed income. In turn, it may be necessary to increase dues a few years

from now. Paul noted there may increase the detention pond maintenance fees if we decide to increase the number of times detention ponds are mowed per year. It is currently mowed twice per year but think we may need to increase this to three times per year, which would be an increase of \$1,750 per year.

- Larry made a motion to approve the financial report. Albert seconded the motion. All were in favor.

## Updates

The following updates and issues were addressed.

- Paul mentioned the Postmaster authorized the location for the mailbox at 180 Haigs Creek North for the resident to install.
- Paul addressed previous questions about potentially moving the community mailboxes for Emery Hill, Moore Gate and Kensington Court. He asked the Postmaster about this but was told they would not be moving the community mailboxes. This is likely due to the cost effectiveness for the Post Office. Paul suggested that if approved, he would like to install a pole with a solar light to light the mailboxes at night so there would not be any ongoing electrical expenses for the light. Brian made a motion to accept. Larry seconded the motion. All were in favor.
- Paul also asked the Postmaster about mail being placed in the wrong boxes and was told that individual residents need to make these complaints with Postmaster when they occur.
- Paul noted that whenever the security light was out in Charlie's Park to please notify someone on the HOA board. Fairfield Electric maintains this light, so when it goes out, a board member will need to contact them to replace it.
- A resident asked if the HOA pays for Charlie's Park light, and Paul stated the HOA does pay for this. Chris mentioned the HOA receives an electric bill for Charlie's Park, which is about \$25 per month.

## New Business

The following issues were introduced.

- Landscaping and detention ponds: Paul stated that it is time to renew this contract, which includes common areas and plant installation for these areas, about \$1,000 per month. This was increased with the addition of Phases 8 and 9. As previously mentioned, he discussed increasing the number of times detention ponds would be mowed and maintained. Paul tried to get a different quote for this, but he did not receive a call back. The fees will remain the same if we renew the contracts with our existing service provider, A Cut Above. Paul asked for a motion to approve the renewal of these contracts. Brian made a motion to approve. Larry seconded. All were in favor.
- Phyllis noted we would need new letters for the HOA signs. Kena noted that she would take care of this.
- Paul reminded residents there is a book box in Charlie's Park with a variety of books both for both children and adults. Steve noted he would replace the broken glass with a piece of plexiglass. Paul stated he may replace the box altogether with a larger box.
- A resident noted ongoing traffic concerns with drivers speeding. Paul stated he will mention

this to his County Administrator contact and try to get law enforcement out to monitor the neighborhood for speeding.

- Paul noted previous attempts to have a traffic light installed on White Pond and Whiting Way and went on to say there is no way to know if that will actually ever happen. Previous attempts at traffic light installation have been unsuccessful.

### Annual Dues

- A resident asked when the HOA dues were due. Paul said they are due now and are considered late in October.
- Paul noted if anyone has any changes to information, please let us know so we can update.
- Those who are not required to pay HOA dues are still responsible for paying assessment fees which include maintaining entrances and Charlie's Park. Any residents that do not pay assessments are subject to receive a court notice and will be responsible for paying the court costs and additional fees in addition to the dues.
- A resident asked what the costs were for assessment dues. Paul noted this amount differs for different areas within the neighborhood and depends on the address.
- Chris is working on setting up the PayPal link on the HOA website. He said this is the quickest and easiest way to pay. Residents can also pay by check, but noted processing checks may take a few weeks. He picks up received mail at the PO Box once a week, processes and logs each check individually, then deposits them once a week in Sumter. This is why it can take a few weeks before clearing.
- Paul made a motion to adjourn, Steve seconded the motion. All were in favor.

The next HOA meeting is at 6:30pm on Monday, April 21<sup>st</sup>, 2025