

# **Haigs Creek HOA**

## **April 21, 2025**

### **Meeting Minutes**

#### Attendance

Larry Mason-President, Chris Thompson-Treasurer, Kena Dill-Secretary, Steven Leech, Paul Curtis, Carol Kane, Jason Gravel, Mary Smiley, Randy Moorman, Marcus Manning, Jacqueline McNeil, Leslie Toney, Lawrence Miller, Abike Johnson

#### Welcome & Call to Order

Larry Mason welcomed everyone at 6:38pm and asked everyone to introduce themselves and share their street of residence.

#### Prior Minutes

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

#### Welcome Committee Report

Prior to meeting, Phyllis Stoker who was not present at the meeting shared there was one new resident who received a welcome basket since the last meeting. Residents are reminded if they know of any residents to move into the neighborhood to please reach out.

#### Treasurer's Report

Chris highlighted the following

- The balance on January 1<sup>st</sup> was \$14,545. Most dues were received in January and February, bringing in \$18,164 in dues and \$672 in assessment fees.
- The largest expense has been landscaping fees at \$3,000.
- Total expenses have been \$5,000, with a YTD balance of \$28,263.
- With 8-9 months left, we are expected to be at \$9,090. If everything continues as planned, we are projected to spend \$21,574, which is more than we bring in.
- Expenses have leveled out regarding landscaping, and this appears to be a steady trend over the next few years. A resident noted the landscaping fees have significantly increased and asked why. Chris shared that we tried a different and cheaper landscaper, but the results were not as good. Paul agreed and noted that our current landscaper, A Cut Above, charges \$1,750 for detention ponds. He said if they are not well maintained, Kershaw County would get involved and this is why it's important that residents comply with covenants to assist with these costs, even those in Phase 1. He went on to say the cost is \$250 per pond, mowed twice yearly and they really needed one more time. This includes inside pond and weed eating the fences. Larry noted the current contractor has a new business and we will likely need to put out a new bid for landscaping and ponds.

- A resident asked about the bid process. Paul stated he put out a request for bids through the newspaper and social media, and only two contractors provided a bid. He reminded everyone that this impacted the last increase in dues. Contractors are also required to have liability insurance, which greatly limits the number of prospects.
- Paul suggested the White Pond water bill could be reduced to save on expenses, noting there has not been a water bill for the Whiting Way entrance.
- Larry made a motion to approve the financial report. Paul seconded, and all were in favor.

### New Business

The following issues were introduced.

#### Assessments

- Paul shared that assessments have been calculated, and notices will be sent out soon. For residents who pay for entrances only including 1443 -1463 HCD, 112 - 184 HCN, all of Wooten Pond, all of OSL, and all of TBL, the fee will be \$51.77.
- For residents who pay for entrances and common areas including 190 - 336 HCN, all of Lillifield, all of Brandywine, and all of Phases 8 & 9, the fee will be \$58.73.

#### HOA Volunteers

- Larry asked if anyone was interested in serving as HOA Vice President (VP) or on the Architectural Control Committee (ACC) for which volunteers were needed. Jason Gravel self-nominated for both positions, asking if one could serve in both capacities. Both Larry and Paul were unaware of anything in bylaws preventing a volunteer to serve as both VP and ACC.
- Abike Johnson inquired as to what volunteering on the ACC entailed. Paul shared that volunteering requires following the guidelines provided when a resident has questions or needs a change or update approved such as a fence or pool. He noted that as an ACC volunteer, you also help with assessments. Abike confirmed she will volunteer to serve on the ACC.
- Larry made a motion to accept Jason and Abike's nominations. Chris seconded. Those in attendance voted all-in favor.
- Larry asked if anyone would volunteer to serve on the Yard of the Month Committee. No one expressed interest.

#### Other Business

- Charlie Park Signage
  - A resident asked what happened to the Charlie Park sign that used to be at the entrance in years past. Although no one was sure what happened to the sign, Larry noted this could be replaced and attached to the fence for better sustainability.
- New Land Developments
  - Larry mentioned the Spinx will be coming across from the BP station and perhaps an additional lane would be required when this happens. Paul added the Spinx should have to pay for a traffic light on Whiting Way.
  - Larry also noted the Coopers received approval for 800 houses to be built on Whiting Way, which would greatly increase traffic. Multiple residents expressed concern about this and the potential traffic issues this would cause.
  - A resident inquired about Kershaw Co. having a rule about having one acre lots. Larry and Paul stated this ordinance ended in January. When this happened, developers

went back to Planning and Zoning Department to receive permits. Larry also noted they may even need to add another exit on I-20 with all the additional homes.

- A resident then asked about the houses being built on Percival Rd. Larry stated there are approximately 95 homes being added by Mungo Homes in addition to apartment complexes.
- Another resident noted that Planning and Zoning is ultimately responsible for this type of rapid land development. Larry suggested if you disagree with these changes, contact Ben Connell, the Kershaw Co. Chairman. Also, Derrick Shoemake is the Representative for our area to contact.
- Roaming neighborhood animals
  - A resident noted an issue with neighborhood cats setting off their cameras at night. Larry asked if animal control had been contacted and said animal control would trap, neuter/spade, and bring them back to the neighborhood to release them. A different resident said he did not think there is anything in the covenants to require cats to be placed indoors at night. Larry concurred.
- Community Mailboxes
  - Regarding the new mailbox on Emery Hill, Paul shared it was approved by the Postmaster and 180 HCN is an actual address that is visible on GIS. The box is located near a powerline and serves as a right of way access point to the associated map number.
  - Paul went on to state there has been no change with the community mailbox situation. Larry asked if anyone would have a problem with adding lights at the mailboxes. No one objected.
- Zoom Meetings
  - A resident asked if there were more attendees when HOA meetings were held on Zoom. Larry noted there is no internet at the current location, and the hospital no longer allows us to meet there, a decision related to hospital budget and security issues.
- Speed Checks
  - Larry mentioned reporting frequent speeders on Whiting Way to authorities and noticed authorities were recently pulling over speeders on Whiting Way after this.

Larry asked if there was anything else to discuss. There were no other issues introduced. Paul made a motion to adjourn, Jason seconded the motion. All were in favor.

### Upcoming Events

HC Spring Yard Sale: Saturday, April 26

HC Spring Cookout: Saturday, May 31

The next HOA meeting is at 6:30pm on Monday, July 21, 2025