

Haigs Creek HOA- Annual Meeting Minutes

January 10th, 2026 at 10am

Attendance: Larry Mason- President, Chris Thompson- Treasurer, Jason Gravel- Vice President, Numerous Homeowners (see sign-in sheet for full list)

Welcome & Call to Order:

Larry called the meeting to order shortly after 10am and welcomed everyone to the meeting. Attendees introduced themselves and shared the street of residence.

Prior Minutes:

The board reviewed prior minutes and asked if there were any needed updates/changes. There were none. Larry asked for a motion to approve the minutes. George Thistle made the motion and Paul Curtis gave the second. All present were in favor.

Treasurer's Report

Chris reviewed the year-end financials.

- Higher end of year balance than anticipated as the result of the detention ponds being only mowed once in 2025. This was not intentional, the normally May/June mowing was missed.
- There was also a monthly mowing either missed or not charged that was favorable to year-end expenses
- Landscaping continues to be the highest expense, electric and water remained stable as previous years same
- A homeowner had a question about landscaping and what it includes: Both entrances front and back, common areas, detention ponds, Charlie's Park- including trash removal and in the cul de sacs they maintain sprinklers as well.
- A homeowner had a question about how many folks are not paying dues and getting clarity on who/what is due. There was a suggestion to add a map to the website
- Reminder was given that dues are paid in arrears

Paul Curtis motioned to accept the treasurer's report as presented and Paula Kenner seconded the motion. All were in favor.

Old Business:

- Larry discussed 2 properties that have received complaints, one on HCD and one on Lillifield. Larry has been trying to make contact with them and he will be

advising they need to clear up the property. Call Larry or notify the board if you see any others.

- Jason brought up for continued discussion the issue of parking on/around the detention ponds.

There is to be no parking at the detention ponds. They are community property and they are owned by the HOA and they need to be maintained under the oversight of DHEC regulation. Parking numerous vehicles causes concerns about maintaining the efficacy of the ponds. The board will look into sourcing no parking signs and going forward towing will be enforced. The detention ponds are common area and is only meant to be an access point to the inside of the ponds. Paul had mentioned we could get a \$1k a day fine if something is failing and not fixed. That is something our HOA could not afford and would need to consider special assessments should that happen. A homeowner raised a concern about temporary parking and questioned about where they should park

Advised to park on the street or in your driveway

- A homeowner brought up the issue about picking up after your animals and report if you see someone that isn't. It is expected that animals are picked up after.

There was a suggestion to get the dog waste trash bins. After discussion in the room, it was agreed the HOA should not need to incur that expense as residents must be responsible for their own animals and in accordance with state law.

- A homeowner raised the issue of stray cats and that was tabled until the hearing of any walk-on items

- Spring and fall cook out- Jason asked for discussion and potential vote.

Currently we have 2 – recommending reducing to having one spring cook out and then do a fall social in the fall. Discussed the amount of work vs. attendance for the cookout committee.

There was a suggestion if we could do another location. Charlie's park is the only location we have/ community owned place.

Jason asked for a motion to accept change of one cookout and the Spring with a different fall event TBD. Rodney made the motion. George and Steve both seconded. All were in favor, no opposed

- Larry reviewed the need to fill the secretary position on the HOA.

Kena sold her house and the position is open. Kena was thanked for her service to the HOA. Glenda expressed interest in the position and Paul gave an overview of the position. Helps to organize the meetings, sends emails, takes notes etc. Glenda would like some time to research the position and will be in contact with the board.

New Business:

- Chris gave an update that the HOA website is down. It expired in November. The current HOA board has been unable to access/ get access due to old passwords etc. It takes about 55 days to be able to buy it back. One option through our webmaster and resident, David Rowell is to buy the www.haigscreek.com site that he still owns. The cost would be \$22/year for the website domain which would take care of the current issue. David owns haigscreek.com and he maintains our website for free. The HOA board is working to transition ownership of the account to us in the event we can't reach or access David. The new website is expected to be back up within a week. Chris explained the difference between the domain name and website host. Chris confirmed that he has the website host information and that data is secured. The website is down due to loss of ownership of the domain name: www.haigscreekhoa.org
The HOA board will notify residents once the website is back up and running.
- Larry reviewed parking and signage at Charlie's park
There used to be a sign that disappeared and the parking area has severe ruts when you turn off the road. Larry stated there isn't a lot we can do about it. Larry has been grading it himself but he has been busy. He will get down there in the next week or so and grade it off. He talked with the highway dept and they will look at it and consider putting asphalt down the area that drops off, but not sure if this will happen for sure.
- Jason brought up the ongoing meeting location since Kershaw Health was taken over by MUSC. We have cleared with the leadership at The Lead Church that we are welcome to use the facility unless there is a conflict of events. We looked into the community center but had to spend several hundred per meeting and it is an expense we would like to avoid throughout the year. The library has a meeting room but they close early and we would need to change the meeting to an earlier time which may affect attendance. We will ask The Lead Church about wifi and consider re-establishing an online meeting presence.

Jason asked for a motion to donate \$50 to the church for the use of the facility as a meeting space. George made the motion and Amanda seconded. All were in favor.

There was some leftover discussion about the guest wifi and it is working
If anyone would like to make personal donations, the attached Kingdom's Closet accepts donations almost everyday of the week.

- Larry noted there are open committee positions and asked for any additional report outs from committee members in attendance:

Yard of the Month- Leon and Rodney will take over these duties effective immediately from Larry. Rodney, Leon, and Larry will meet to review YOM administration.

Cookout Committee– Ray and Michelle have been doing it for a long time but they need some help. Michelle Gregg volunteered to join.

Question about where we get the bouncy house from. Leon may have a place to get it cheaper. We will research more as we get closer to the Spring Cookout date.

ACC- George noted that the ACC had a few requests come through. Reminder was given to submit request for any permanent structures/permanent improvements.

Carol asked about a greenhouse- depending on the type of greenhouse, may need to go through ACC process.

ACC members are: George Thistle, Jason Gravel, Abike Johnson

Discussion about putting the ACC application on the website

Question from a homeowner about square footage of buildings. The bylaws and county laws come into place with size. The zoning laws will help calculate “buildable area” and there could be limitations in size to the primary structure. Could be a case by case basis.

- Walk-on items and open discussion

Carol stated there are pets and stray cats in the neighborhood that are eating her birds and they are not all feral. The board and members in attendance suggested that she call animal control and/or Pawmetto lifeline can also trap.

There was a question about folks parking in front fire hydrants. The HOA does not own the roads in our community they are county roads, so any issues would be under county administration.

A homeowner asked about parking in the field off EHR in phase 9. There was an event with an event parking sign. That area is also community property and should not be parked on unless it is voted on and agreed by the HOA. We will carry this topic over for next meeting for any additional discussion. There was additional suggestion of making it a parking area or a park or play area. We would need to consider drainage and other unintended implications.

Facebook group- a reminder was given that it is a neighborhood group and not an HOA group however we intend to maintain the best we can.

Final reminder that detention ponds are HOA property and should not be parked on or used for personal benefit

Discussion and reminder that roads in the community are public so you can report speeding to the county as well.

Those in attendance thanked Larry and his family for doing the Christmas lights

Chris will stay after the meeting adjourns for questions about dues status

Reminder of this year's remaining events:
Next HOA meeting April 20th at 6:30pm
July 13th and October 19th
2027 Annual Meeting January 9th at 10am

Spring Cookout- May 16th, time tbd
Fall Social- November 14th, time tbd

Yard Sales-
April 25th, time tbd
October 24th, time tbd

The board thanked everyone in attendance. George motioned to adjourn the meeting and Paula gave the second. All were in favor.

Next HOA meeting Monday, April 20th at 6:30pm- Lead Church White Pond Rd.

