

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
November 24, 2015**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, November 24, 2015. Members present were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Ozzie Nagler, Mr. Tom Brower, Mr. Terry Helsley, Mr. Stan Seabrook, Mrs. Leah Hardy, Mr. Dick Flythe, Mrs. Irene Metz (Treasurer). Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mrs. Danell Gunter, Mrs. Elizabeth Foust-Drakeford. Resident Ms. Constance Yearling and Guest Ms. D.J. Intermill attended.

A quorum being present for the meeting, Mrs. Cannon called the meeting to order at 6:10pm.

Approval of Minutes - Board Meeting – October 27, 2015

Mr. Flythe moved the Minutes be approved with two typo corrections, Mrs. Metz seconded and the motion was passed with a vote of 8 for, 0 against, 1 absent at time of vote (Mr. Helsley).

Resident Input

Ms. Yearling and Ms. Intermill collectively had concerns about several areas: (1) pool - temperature seems to vary - why can it not be controlled; (2) Gym closing at 5:00pm prevents kids from playing in the evening; (3) Summer program.

Mr. Grove explained that there had been issues with some pool equipment and those had been repaired but it was realized that due to the age of the pool (35 years) that some equipment may need to be totally replaced - which could cause the pool to be closed for a brief period. Several Members of the Board supported this view. Mr. Grove stated that HCA was currently having a study performed of the pool which included having firms come in and evaluate the equipment.

Closing of the gym was a result of several incidents involving unsatisfactory behavior from people participating in "Free Play" basketball, and other actions which could not be tolerated. Mr. Grove stated that it was a safety issue and he needed to disperse the group of teens involved. The gym would reopen as soon as controls could be established and structured play could be formulated. Some discussion centered around - how the actions of a few impacted others - and whether it was fair. Mr. Grove emphasized that several compliments had been received from Members stating that the action taken was appropriate. Evening hours for the gym will be re-established very soon.

Mr. Grove stated that attendance at the Summer program had been decreasing for the last several years and a majority of the kids attending did not live in the Harbison areas. Also, the Summer program (School) was becoming more costly to operate (expenses exceeding the revenues). The decreasing population could be the result of area Churches and others offering Summer programs - so the competition was greater and parents had more choices of where to send their kids for the Summer. However, there would be activities for kids during the Summer, especially Summer "Camps" (approximate one week duration) where kids could participate.

Questions were asked about the use of the Tennis courts by non - residents. This issue had been discussed previously at a Board Meeting but Mr. Nagler re-emphasized that we were attempting to build up our tennis program and some use of the courts by athletic teams and others was acceptable - the effects could be very helpful.

Ms. Yearling expressed concerns about utility workers coming on her property without her knowledge - making noise. Mr. Cloutier explained that HCA had no control over that issue - however, he was aware that the City was doing some re-hab work in various areas of Harbison.

DDRC Report

Mr. Nagler presented the following DDRC Report:

* Dave & Buster's. preliminary / conceptual, approved - Columbiana Centre Mall.

* Del Taco, signage, approved - 145 Harbison Blvd. (former Car Wash).

Note: Mr. Flythe stated that he understood that Dave & Buster's would not start construction until the 4th. Quarter 2016.

RDRC Report

Mr. Cloutier presented the following RDRC Report:

* Repaint house, approved, Westfern Court (off Harbison Blvd. by Broad River Rd) 11/02/15

* Repaint house, approved, Timberhill Court (Archers Courts), 11/17/15

OLD BUSINESS

Mr. Grove had given the Board a Proposed Budget at the October Meeting for their review.

New Business

Dave Grove presented the 2016 Budget to the Board (for approval) with a review of the Association's current financial standing. He stated that (based on proposed expenditures vs. anticipated revenue) - NO increase in assessments was being recommended for 2016.

Mr. Grove mentioned that in 2015 - various specialty contractors had been successfully used to perform repair work on HCA facilities and several contractors would be used in 2016 to perform outside maintenance work. A brief summary of repair work performed to date was given and an outline of projects projected for 2016. A list of possible expenditures was presented with the understanding that if performed, funds would be obtained from the Reserve Fund. He stated that during 2015, over \$200,000 had already been added to the Reserve Fund. The Community Center was opened about 35 years ago and due to the age of some equipment, it was likely that repairs and / or replacements would be needed soon. A healthy Reserve Fund was desired to pay for these future expenses.

There being no additional business matters to be addressed, President Hank West asked for a Motion to go into Executive Session.

Executive Session

Mrs. Cannon Motioned that the Board move into Executive Session to discuss personnel matters. Mrs. Metz seconded, and the motion passed with a vote of 9 for, 0 against 7:22pm.

Mr. Flythe Motioned the Board reconvene Open Session, Mrs. Cannon seconded, and the motion passed with a vote of 8 for, 0 against, 1 absent at time of vote (Mrs. Metz) 8:40pm

Mr. Flythe Motioned that the Board approve the 2016 Budget as presented by Staff. Mr. Helsley seconded, and the Motion passed with a vote of 9 for, 0 against. Note: Mrs. Metz's vote was done by Proxy to Mrs. Cannon.

Mrs. Cannon Motioned that the Board approve the 2016 Assessment Rates as proposed by the Staff (No change from 2015). Mr. Brower seconded and the Motion passed with a vote of 9 for, 0 against. Note: Mrs. Metz's vote was done by Proxy to Mrs. Cannon.

Mr. Seabrook Motioned the Board to apply the 2015 schedule of late charges and interest on delinquent accounts to 2016 (No change from 2015*). Mrs. Hardy seconded, and the Motion passed with a vote of 9 for, 0 against. Note: Mrs. Metz's vote was done by Proxy to Mrs. Cannon.

* Assessment Bills not paid are charged a Late Fee of \$5.00 per quarter (\$15.00 maximum) and 8.75% interest is added to all Assessment Bills not paid in Full by December 31st.

Adjournment

Hearing no additional business, Mrs. Cannon made a Motion that the meeting be adjourned. Mr. Brower seconded, and the Motion passed with 9 for, 0 against. Note: Mrs. Metz's vote was done by Proxy to Mrs. Cannon. Meeting adjourned 8:45pm.

June Cannon
Vice President / Secretary