

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
September 29, 2015**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, September 29, 2015. (NOTE: The Meeting date had originally been scheduled as a Member Input Meeting but was changed to a Regular Meeting. Proper Notice was given to the Members). 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. Absent - Mr. Dick Flythe, Mrs. Irene Metz (Treasurer). Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mrs. Danell Gunter, Ms. Olivia Buster, Mr. Erik Hardy, Mr. Calvin Davis and Mr. Chanley Malovic. Residents Billy and Phyllis Gibson, Jim Park and Constance Yearling attended. Andy Peach (Columbiana Centre) also attended.

A quorum being present for the meeting, Mr. West called the meeting to order at 6:03pm.

Approval of Minutes - Board Meeting – August 25, 2015

Mr. Nagler moved the Minutes be approved with one typo correction, Mrs. Hardy seconded and the motion was passed with a vote of 7 for, 0 against, 2 absent (Mr. Flythe, Mrs. Metz).

Resident Input

(a) Residents Billy and Phyllis Gibson brought to the Board's attention a house located in a Harbison area which has been neglected for several years to the level where it currently - could be impacting negatively the property value of nearby homes. After the death of the owner the home has fallen into disarray. Mr. & Mrs. Gibson asked the Board to look at the home from a covenant violation standpoint and expedite the processes needed to get the grounds and property "cleaned-up"; (b) Mr. Gibson asked about "No Solicitation" in Harbison and if - Security could do a better job of preventing solicitation. Ray Cloutier explained that Security and HCA employees respond but often - the solicitors are gone before we get there; (c) Mr. Gibson acknowledged efforts and support by Dave Grove to encourage officials to build a sidewalk on Piney Woods from Piney Grove to Wyatt Seal. Although it is outside of HCA's territory - many residents walk that piece of road and currently there are no sidewalks on either side;

(d) Ms. Constance Yearling asked for updates on (1) Resurfacing the tennis courts (bids taken several months ago - projected to be done late 2015 or early 2016); (2) replacing light in racket ball court (will be fixed); (3) fixing cracks in concrete pathways (repairs are ongoing); (4) updating web site to have latest Board Minutes (Dave Grove indicated that it will be done); (5) fixing areas on the gym floor where the markings have been almost obliterated.

(e) Jim Park encouraged the Board to pursue grants - as funds may be available to organizations like HCA. Board Member Terry Helsley mentioned that he had inquired about the County's Hospitality Tax funds - and he would follow up to see if organizations like HCA can qualify.

(f) Andy Peach briefed the Board on the illness of Board Member Dick Flythe.

DDRC Report

Mr. Nagler presented the following DDRC Report:

- * Madvapes Electronic Cigarettes, signage, approved - 285 Columbiana Drive - Columbiana Crossing (Five Guys)
- * Sports Clips. Signage, approved - 275 Park Terrace Drive - Park Terrace Crossing (Academy Sports, etal.)
- * Hampton Inn, signage, approved - 101 Woodcross Drive
- * Champion Windows, signage, approved - 8 Fernandina Ct., - off Frontage Rd.
- * Christus Victor Lutheran Church, special event (bazaar) banner for 14 days, approved - 400 Harbison Blvd.
- * Title Boxing Club, signage, approved - 275 Park Terrace Crossing (Academy Sports, etal.)
- * Palmetto Health Baptist Parkridge Credit Union, signage, approved - 100 Palmetto Health Pkwy.

Note: Several Board Members discussed the placement of political signs in yards and while their stay is of short duration, it is a nuisance problem experienced by all areas of the county during political elections.

RDRC Report

Mr. Cloutier presented the following RDRC Report:

- * Convert screened porch into a room, approved, Timberhill Ct., (Archers Courts) 9/02/15.
- * Shed, approved, Forestview Cir., (Forest 1 - off Broad River Rd.), 9/23/15
- * Handrails for front porch, approved, Salvia Ct., (Forest 11 - off Broad River Rd.), 9/28/15

OLD BUSINESS

Dave Grove explained: (a) 15 new Security cameras had been installed in the Community Center, 4 more to be installed at the Tennis Courts and 1 (one) will be added at the Adlerian Child Care Center. Within the past week, Richland County Sheriff's Dept. had apprehended an individual who stole a \$12,000. BBQ grill and parked it at the HCA tennis parking area. Police used HCA's security cameras which showed the individual. The Sheriff's Dept. called and thanked HCA for the tremendous assistance provided (at the time of the Board Meeting, the individual was still in jail); (b) Steven Jones Construction will be returning soon to rehab the remaining 3 shower stalls; (c) 2 maintenance contracts (landscaping) have been awarded: Billy Wells Landscaping and Mark Mack's Maintenance & Landscaping Co. Efforts are still underway to contract some concrete repair work on the pathways; (d) financial - HCA has \$500,034 in the Reserve Fund and over \$90,000 in daily operating funds. Statements for the 4th. Quarter of 2015 are being mailed this week. Business and apartment revenue looks good and substantial progress is being made on delinquencies.

New Business

Dave Grove explained: (a) New floor installed in the "Blue Room" by HCA Maintenance that is resistant to dampness. Room will be available for special events, especially dancing; (b) HCA Maintenance employees are building a small outdoor stage in the "courtyard" between the Community Center and Adlerian Day Care. The stage will be available for special events; (c) Consideration is being given to expanding the parking areas to accommodate more vehicles during special events. The Board is weighing potential costs versus the need - as the current parking areas only overflow several times per year; (d) Enlarging the parking circle in front of the Community Center is progressing with estimates being obtained from contractors. Problems have occurred when vehicles remain in the circle longer than just a "drop off" - thus causing other vehicles to back up - as the circle only accommodates one vehicle at a time; (e) Consideration is being given to adding a floor above the old racket the ball court (now a strength weight room) for additional space. Plans are being looked at currently for feasibility and cost; (f) The board realizes that the soccer field is underutilized and discussions are ongoing about the

best use of the field - from increased athletic events to outdoor concerts; (g) Additional uses for the Gym:

Employees Danell Gunter and Chanley Malovic presented material to the Board regarding the possible use of the gym as a fitness facility - somewhat similar to a "Crossfit" facility where Trainers are available and courses are offered. Although it could be of great interest to some, the use of the gym for other purposes would be eliminated (basketball). The Board made no decision and the gym will remain as it currently is - however, increased emphasis will be placed on scheduled programs / events and less on "free play" basketball.

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

Executive Session

Mr. Brower Motioned that the Board move into Executive Session to discuss personnel matters. Mr. Helsley seconded, and the motion passed with a vote of 7 for, 0 against, 2 absent (Mr. Flythe, Mrs. Metz). 7:30pm.

Mrs. Hardy Motioned the Board reconvene Open Session, Mrs. Cannon seconded, and the motion passed with a vote of 7 for, 0 against, 2 absent (Mr. Flythe, Mrs. Metz). 8:50pm

Adjournment

Hearing no additional business, Mrs. Cannon made a Motion that the meeting be adjourned. Mr. Nagler seconded, and the Motion passed with 7 for, 0 against, 2 absent (Mr. Flythe, Mrs. Metz). Meeting adjourned 8:52pm.

June Cannon
Vice President / Secretary