

**HARBISON COMMUNITY ASSOCIATION  
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS  
October 25, 2016**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, October 25, 2016. Members present were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Tom Brower, Mr. Terry Helsley, Mr. Stan Seabrook, Mr. Andy Peach, Mrs. Irene Metz (Treasurer), Ms. Jaime Sellers, Mr. Ozzie Nagler. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Ms. Olivia Buster. Resident Mrs. Constance Yearling attended plus invited Guests Danny Hood and William Dimaggio.

A quorum being present for the meeting, Mrs. June Cannon called the meeting to order at 6:05pm.

**Approval of Minutes - Board Meeting – August 30, 2016**

Following discussion, Mr. Nagler moved the Minutes be approved, Mr. Brower seconded and the Motion was passed with a vote of 6 for, 0 against, 3 absent at time of vote (Mr. Seabrook, Mr. West and Ms. Sellers).

**Resident Input**

Ms. Yearling asked if the Association's security personnel (Allied Barton) could patrol more frequently on the pathway behind her home. She had incurred some recent vandalism to her home and she was seeking increased patrols of the pathways. Mr. Grove explained that the Association had two contract security officers who patrol - plus on a typical work day, 4-6 HCA Maintenance employees were out working. Mrs. Yearling asked that HCA Staff look at the Richland County Sheriff's web site that apparently shows the location of incidents and this could give the Association information to perhaps - increase patrols in high impact areas, if they were in the Harbison jurisdictional areas. Mr. Grove assured Mrs. Yearling that this would be done.

**Executive Session**

Mr. Brower Motioned for the Board to move in to an Executive Session to discuss a legal issue. Mrs. Metz seconded and the Motion passed with a vote of 9 for, 0 against. 6:19pm.

Mrs. Cannon Motioned the Board reconvene Open Session, Mr. Nagler seconded and the Motion passed with a vote of 9 for, 0 against. 7:05pm.

Mrs. Cannon Motioned the Board to authorize Executive Director Dave Grove to work with Realtor Danny Hood to present an offer to purchase a 3.30 acre tract of undeveloped land for the Association, to an amount not exceeding the current listed price of \$ 99,999. Ms. Sellers seconded and the Motion passed with a vote of 8 for, 0 against, 1 abstained (Mr. Seabrook). Note: the Board believes the land is an excellent site for a community nature park in the Archers Courts area.

**DDRC Report**

Mr. Nagler presented the DDRC Report:

- \* Hollywood Nails & Spa, signage approved - Park Terrace Dr. - Academy Sports, etal.
- \* Homeowner, solar panels approved - Saint Croix Ct. (in the Hamilton Park area) - by Midlands Tech.
- \* Crunch Fitness, signage approved - 275 Harbison Blvd. (Harbison Center - Total Wine, etal.).
- \* Hand & Stone Massage & Facial Spa, signage approved - Park Terrace Dr. - Academy Sports, etal.
- \* Metro PCS, signage approved - 275 Harbison Blvd. (Harbison Center - Total Wine, etal.)
- \* Homeowner, resubmittal solar panels approved - Yearling Ct., (in the Bellemont area) - by Midlands Tech.
- \* Tuesday Morning, signage approved, - 266 Harbison Blvd., (Harbison Court - Nordstom Rack, etal.)

- \* BJ's Restaurant & Brewhouse, final construction drwgs., approved - 148 Harbison Blvd. (formerly Macaroni Grill)

### **RDRC Report**

Mr. Cloutier presented the following RDRC Report:

- \* Shed approved, Thorn Tree Ct. (off Broad River Rd.) 09/01/16. (next door neighbors)
- \* Shed approved, Thorn Tree Ct. (off Broad River Rd.) 09/01/16 (next door neighbors)
- \* Replace shingles approved, Salvia Ct., (the Forest 11 area) 09/20/16
- \* Gutters approved, Forestview Ct. (the Forest 1 area) 09/22/16
- \* Fencing approved, Woodspring Ct. (off Fairforest Rd.) 10/13/16
- \* Fencing approved, Twin Creek Ct. (the Archers Courts area) 10/13/16
- \* Fencing approved, Oak Edge Ct. (off Forest Edge Rd.) 10/13/16.

### **Old Business**

Dave Grove reminded the Board of the annual "Trick / Treat" Event around Woodcross Lake on Saturday, October 29th. D. Gunter was able to obtain commitments from over 40 participating businesses and many children are expected to attend. This is the 5th. Year HCA has sponsored the Event. Also, the Association is participating with Columbia Centre Mall by assisting in the "5K Run Hard" on November 9th. HCA Staff will be manning a water station and informational stand.

DHEC recently conducted a yearly inspection of the Woodcross Lake which went very well. However, the Association has to submit a long range plan to address trees and vegetation around the Dam. The Association utilizes a consulting firm to assist in updating our Emergency Action Plan for the two Dams located within our Harbison area.

### **New Business**

Mr. Grove stated that Projected Year End financial results for 2016 tentatively show that Revenue will exceed Expenses - which is very good!. He presented the Proposed Association Budget for 2017. The Board indicated they would review the material and discuss it in more detail at the November Board Meeting at which time the assessment rates for 2017 will be established.

### **Executive Session**

Mr. Brower Motioned that the Board move into Executive Session to discuss personnel matters. Mrs. Cannon seconded and the Motion passed with a vote of 9 for, 0 against. 7:49pm.

Mrs. Cannon Motioned the Board reconvene Open Session, Mrs. Metz seconded, and the Motion passed with a vote of 9 for, 0 against. 9:00pm

The Board had previously established two Committees to study some practices with the intent to develop formal policies applicable to each situation. These had been studied and the following Motions were offered:

- # 1. Mrs. Cannon Motioned the Board to adopt the Policy listed below. Mrs. Metz seconded and the Motion passed with a vote of 9 for, 0 against.  
Children, under the age of 18, whose parents (or legal guardians) are full time employees of HCA, are eligible to enroll at no charge (\$0.00) in any program offered by the Association. The cost of items required for the program or available through the program (i.e. books, swimsuits, t-shirts, food, etc.) must be paid in full by the employee.  
Children of part time employees are eligible to enroll at 50%.

# 2. Mrs. Cannon Motioned the Board to adopt the Policy listed below. Mr. Brower seconded and the Motion passed with a vote of 8 for, 1 against (Ms. Sellers).

Employees of HCA desiring to rent (reserve) the multi-purpose room or other rooms / facilities belonging to the Association, will be required to pay the normal Resident Rate for use of the same room / facility, except HCA employees will not be required to pay a deposit.

# 3. Mr. West Motioned the Board to adopt the Policy listed below. Mr. Brower seconded and the Motion passed with a vote of 9 for, 0 against.

Guests of Hotels located within areas covered by the Association and Employees of Businesses in the same areas, are eligible to use HCA facilities - thru "passes" as provided by the Association, who will determine the number allocated to each Owner: the larger the Property Value (greater \$ assessment), the larger number of "passes" offered.

Additional information on the 3 Motions above is available in the Executive Director's office or at HCA's Front Desk.

### **Adjournment**

Hearing no additional business, Mr. Brower made a Motion that the meeting be adjourned. Mrs. Cannon seconded, and the Motion passed with 9 for, 0 against 9:07pm.

June Cannon  
Vice President / Secretary