

**HARBISON COMMUNITY ASSOCIATION  
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS  
November 29, 2016**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, November 29, 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, Mr. Erik Hardy, Ms. Yolanda Vinson. Residents Mr. / Mrs.. Robert Philon and Ike McCravy attended.

A quorum being present for the meeting, Mr. West called the meeting to order at 6:05pm.

**Approval of Minutes - Board Meeting – October 25, 2016**

Following discussion, Mr. Nagler moved the Minutes be approved, Mr. Helsley seconded and the Motion was passed with a vote of 9 for, 0 against.

**Resident Input**

Mrs. Tammy Philon expressed concerns about covenant enforcement - that she had lived in Harbison for a number of years and it appeared that some home owners were not being required to maintain their property. Specifically, she cited a vacant home at the rear of her house - where yard trash had been allowed to accumulate along with household items. Mrs. Philou stated that she could not have activities on her rear porch deck because of the "mess" from the neighbor's yard. She proceeded to point out other examples in the neighborhood where she believed covenant enforcement had not been sufficient.

Board Members Hank West, June Cannon, Terry Helsley commented and stated that Ray Cloutier will look into the situations immediately. Ray Cloutier stated that he would report back to Mrs. Philou on the action to be taken.

Mrs. Philou indicated that she had another concern - that cleaning of the Cardio Weight Room was being done during the times that participants were in there using the equipment. She asked if the custodial maintenance could be scheduled at a specific time (example: 9:30-9:45am) or preferably - late at night so the participants would not be interrupted in the morning. Mr. Hardy indicated that he would look into the matter. It seemed to be a situation that could easily be solved.

Resident Ike McCravy expressed concerns about vehicles on Chinquapin Circle parking on the street - in different directions. Several Board Members commented that this issue was one that local law enforcement officials would have to address, not HCA personnel. Because of two entrances - vehicles could enter Chinquapin Circle from either entrance and apparently vehicles were being parked in opposite directions of the normal traffic flow.

Mr. McCravy also expressed a desire that the current gate locks at the "Recreational" Center tennis courts be replaced with a lock and key system. Mr. McCravy thought that the current code system does not allow sufficient security to keep non authorized personnel from entering the courts. The Board took no action on this matter.

### **DDRC Report**

Mr. Nagler presented the DDRC Report:

- \* Homeowner, solar panels approved - Amber Court (off Tawny Branch Rd.)
- \* Homeowner, solar panels approved - Saint Croix Ct., (Hamilton Park area by Midlands Tech)
- \* 2nd & Charles , tenant panel signage approved - 275 Harbison Blvd. (Harbison Center - Total Wine, etal.)
- \* CRUNCH fitness, tenant panel signage approved - 275 Harbison Blvd. (Harbison Center - Total Wine, etal.)
- \* Possible Assisted Living Facility, preliminary / conceptual site plan ONLY, Approved - Lake Murray Blvd. (in front of new "Atlantic at Parkridge Apts.")
- \* Homeowner, solar panels approved -Manorview Ct. (off Woodcross Drive)
- \* Responded to Homeowner's inquiry, confirming that chickens are NOT permitted - Timberpoint Ct. (Archers Ct. area)

### **RDRC Report**

Mr. Cloutier presented the following RDRC Report:

- \* Shed approved, Bradstone Road (Glenridge area off Broad River Rd), 10/31/16
- \* Fencing approved, Crossbow Court (off Crossbow Drive near Harbison West ), 11/11/16
- \* Driveway widening approved, Woodspring Court (off Fairforest Rd.) 11/15/16

### **Old Business**

Dave Grove stated that the Board's purchase of 3.3 acres at 250 Crossbow Drive had been successfully concluded. The Board plans to utilize the wooded tract of land as a Nature Park for the community with walking / bike trails, an amphitheater, dog parks for large and small dogs. Other activities may include camping, a "slide" or play hill area for kids. Water, sewer and electric are on the site. It is expected that HCA employees will be able to do most of the work.

### **New Business**

Mr. Grove discussed the Association's current financial status and he presented the proposed 2017 Budget. Program Income along with increased Collection efforts on delinquent accounts are projected to be sufficient with no increase in assessments being recommended.

### **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. 7:28pm.

Mrs. Cannon Motioned the Board reconvene Open Session, Ms. Sellers seconded, and the Motion passed with a vote of 8 for, 0 against, 1 absent at time of vote (Mrs. Metz). 9:35pm

Mr. Brower Motioned the Board to adopt the 2017 Budget as presented (attached) with the 2017 assessment rates remaining the same as in 2016 (and 2015):

2017 Assessment Rates per Dollar of Assessable Property -

Single Family Residential	.0017 Variable + \$ 159.00 Flat Fee
Apartments	.0034 Variable
Business	.0017 Variable

Mrs. Cannon seconded and the Motion passed with a vote of 8 for, 0 against, 1 absent at time of vote (Mrs. Metz).

Furthermore, the Board stated that the determination of Late Fees and Interest applied to Delinquent Accounts should be determined by the Executive Director.

**Adjournment**

Hearing no additional business, Mr. Helsley made a Motion that the meeting be adjourned. Ms. Sellers seconded, and the Motion passed with 8 for, 0 against, 1 absent at time of vote (Mrs. Metz). 9:37pm.

June Cannon  
Vice President / Secretary