

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
June 28, 2016**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, June 28, 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 and Mrs. Irene Metz (Treasurer). Absent: Mrs. Leah Hardy and Mr. Ozzie Nagler. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Ms. Olivia Buster, Mrs. Danell Gunter, Mr. Erik Hardy, Mrs. Yvette McClinton.

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

Approval of Minutes - Board Meeting – April 26, 2016

Following discussion, Mr. Helsley moved the Minutes be approved, Mrs. Metz seconded and the Motion was passed with a vote of 7 for, 0 against, 2 absent (Mrs. Hardy, Mr. Nagler).

Resident Input

No Residents were present.

DDRC Report

Mr. Cloutier presented the DDRC Report:

Note: Mr. Cloutier announced that normally Mr. Nagler would be present to present the DDRC Report but his wife had surgery and he was not able to attend the Board Meeting.

- * Mattress Firm, signage for name change approved - 264 Harbison Blvd. (Harbison Court Center- Nordstom Rack, etal.)
- * Painting with a Twist, signage approved - 275 Harbison Blvd. (Harbison Center- Total Wine, etal.)
- * Homeowner, solar panels approved, Thimbleberry Ct. (off Fairforest Road)
- * Home2Suites by Marriot, prelim./concept. drwgs. approved - Columbiana Drive (next to "Sleep Med")
- * Homeowner, new home approved - Manorview Ct (off Woodcross Dr. - former home burned)
- * Columbiana Centre, landscaping for Dave & Buster's approved - Columbiana Centre
- * Wellspring Apts., signage approved, 500 Harbison Blvd.

Several Board Members suggested that Staff look into the feasibility of adding solar panels to offset electrical costs - and determine if any "incentives" were available from various agencies or from SCE&G.

RDRC Report

Mr. Cloutier presented the following RDRC Report:

- * Fencing approved, Shadetree Ct., (the Archers Courts area), 5/04/16
- * Driveway widening approved, Colony House Ct. (off Chinquapin Rd), 5/10/16
- * New Shingles approved, Fairleaf Ct. (off Fairforest Rd), 5/13/16
- * Storage shed approved, Arborland Ct. (the Arbors across Broad River Rd), 5/13/16
- * Fencing approved, College View Ct. (the Archers Courts area), 5/16/16
- * Fencing & painting approved, Woodpine Ct. (off Piney Woods Rd near Community Center), 5/25/16
- * Landscaping, hardscaping & fencing approved, Hamilton Park Dr. (the Hamilton Park area near Midlands Tech.), 6/6/16
- * Storage shed approved, Arborgate Ct. (the Arbors across Broad River Rd.), 6/24/16
- * Fencing approved, Westfern Ct.(off Harbison Blvd.), 6/24/16

Old Business

Ray Cloutier and Dave Grove updated the Board on several construction projects:

1. Resurfacing tennis courts, ditching for water to run-off. Mid August 2016 projected completion
2. Overflow parking near tennis courts (most grading complete, wet area has to be drained. Mid August projected completion
3. Renovate old elevator space to create storage space for Pool equipment. Work completed
4. Upgrading two shower stalls, stabilizing benches in Men's Locker Room; installing new commode - fixtures and rehab of floor drain in Women's Locker room. Week of 8/14/16 projected work /completion

Mr. Grove indicated that he had observed that several practices pertaining to non residents being allowed entry to the Center had apparently never been officially approved by the Board, and there were other so-called "past practices" discovered that needed to be brought to the Board for discussion. It was decided that HCA Staff would identify these issues and Mr. Grove would bring the items to the Board for full discussion. Board Members Stan Seabrook and June Cannon volunteered to serve on a Committee - to be appointed by President West, to look at these issues and develop recommendations, if any, for the full Board to consider. Mr. Grove indicated that all of the issues may not need official Board approval but he wanted the Board to be fully aware of them - and thru discussion, some modifications could possibly be the outcome.

New Business

President Hank West announced that Board Member Leah Hardy had resigned her "B" seat on the Board. She had recently been promoted to a new position within her organization and she would be relocating.

Note: The Board expressed their THANKS to Mrs. Hardy for her contributions and wished her the very best - for the future.

Mr. West advised Board Members that under the HCA By-Laws (section 4.05) the Vacancy would be filled by an Affirmative Vote of the remaining Directors of the same Class ("B") within 30 days. The Director filling the position would serve the remainder of Mrs. Hardy's term, which expires 4/2017.

Dave Grove announced that Mrs. Danell Gunter had been assigned to Manage the Athletic Department and specifically, to develop and coordinate "Sports" Camps for the Summer. This was the first year that HCA had concentrated specifically on various "Camps" and the results looked very good - he complimented Mrs. Gunter and her Staff for the enthusiasm being displayed and the results to-date.

Mrs. Gunter stated that she had 117 kids (ages 6-12) enroll and depending on the "Camp" the average per week was about 80 kids. She had been successful in hiring some talented Staff, Counselors, Coaches to manage the various Camps and the responses from the kids and parents had been very positive. She stated that It is likely that this "trial run" for Camps will become a permanent part of the Community Center's operations.

Dave Grove briefed the Board on the current financial condition of HCA which continues to be very positive. Revenue exceeds expenses and procedures developed for collecting delinquent assessments have been very successful. Discussion involved the increased cost to HCA for the removal of dead or damaged trees within Common Areas with the fact that removal of a very large tree could involve an expense of several thousand dollars.

It was announced that the Community Center will close the week of 8/14 - 8/19 for annual maintenance.

Executive Session

Mr. Seabrook Motioned that the Board move into Executive Session to discuss personnel matters. Mrs. Cannon seconded and the Motion passed with a vote of 7 for, 0 against, 2 absent (Mrs. Hardy and Mr. Nagler). 7:15pm.

Mr. Brower Motioned the Board reconvene Open Session, Mr. Helsley seconded, and the Motion passed with a vote of 7 for, 0 against, 2 absent (Mrs. Hardy and Mr. Nagler). 7:59pm

Adjournment

Hearing no additional business, Mrs. Cannon made a Motion that the meeting be adjourned. Mrs. Metz seconded, and the Motion passed with 7 for, 0 against, 2 absent (Mrs. Hardy and Mr. Nagler). 8:00pm.

June Cannon
Vice President / Secretary