

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
August 30, 2016**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, August 30, 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, Mrs. Danell Gunter. Residents Tawanna Hunt and Marianne Cohn attended plus Shannon Thompson - new Operations Mgr. of Columbiana Centre.

A quorum being present for the meeting, Mr. West called the meeting to order at 6:04pm.

Note: The Board welcomed the newest Board Member - Jaime Sellers. Ms. Sellers was appointed to the "B" business seat following the resignation of Board Member Leah Hardy who moved out-of-state.

Approval of Minutes - Board Meeting – June 28, 2016

Following discussion, Mrs. Cannon moved the Minutes be approved, Mrs. Metz seconded and the Motion was passed with a vote of 8 for, 0 against, 1 absent at time of vote (Mr. Brower).

Resident Input

Ms. Marianne Cohn (Woodpond area) told the Board that she had previously contacted the Executive Director about security on the pathway behind her home - and that she had not seen HCA personnel or Security (Allied Barton) patrolling the area. However, shortly after that phone call - her Husband said he saw the HCA security vehicle in the area with the "lights on" - so she was somewhat apologetic - but yet, still concerned about security in her area. Dave Grove thanked Mrs. Cohn for her comments and indicated that the Association had recently notified Allied Barton to add another officer to patrol Harbison. Besides the two Allied Barton officers, the presence of Harbison Maintenance employees working in the areas would hopefully have a positive impact. In addition, Capt. Joe Odom of the Richland County Sheriff's Office had recently notified Mr. Grove that his Department was also patrolling the Woodpond area.

Mrs. Cohn indicated that she had recently fallen on one of the Harbison concrete pathways because of the uneven surface. Although not injured, she expressed concerns about the cracks in the concrete and the status of repairs. Mr. Brower indicated that progress was being made by the Maintenance employees in repairing cracks - both with new concrete and grinding the cracks.

Resident Tawanna Hunt indicated that she was just attending the Meeting - but she had nothing to present to the Board.

DDRC Report

Mr. Nagler presented the DDRC Report:

- * Homeowner, solar panels approved - Yearling Court (in the Bellemont area) - by Midlands Tech.
- * Homeowner, solar panels approved - Saint Croix Court (in the Hamilton Park area) - by Midlands Tech.
- * Homeowner, solar panels approved - Paddock Chase (in the Bellemont area) - by Midlands Tech.
- * Dave & Buster, signage approved - 100 Columbiana Circle, Columbiana Centre.
- * Homeowner, solar panels approved - Fairforest Court (off Fairforest Road) - by The Lakes Apts.
- * In-Town Suites, signage re-facing approved - 330 Columbiana Drive - behind M Kitchen Restaurant.
- * H & R Block, signage re-facing approved - 105 Afton Court - across from Columbiana Centre.
- * Home2Suites by Hilton, final construction drawings approved - Columbiana Drive - next to "Sleep Med".

RDRC Report

Mr. Cloutier presented the following RDRC Report:

- * Garage extension approved, Hartwood Circle, (off Tawny Branch Road), 07/11/16.
- * Fence & Shed approved, Timberpoint Court approved (the Archers Courts area), 07/26/16.
- * Painting of home approved, Crown Point Court (the Beacon Hill area), 08/01/16.
- * Replace deck approved, Eastfern Court (off Harbison Blvd.), 08/17/16.
- * Fencing approved, Woodspring Court (off Fairforest Road), 08/22/16.
- * Driveway widening approved, Crown Point Court (the Beacon Hill area, 08/26/16.

Old Business

Dave Grove updated the Board on some Maintenance work performed during the annual closing of the Center (8/14-19): (1) two shower stalls upgraded in Men's Locker room; floor drain replaced in Women's locker room; new bath hardware installed (Note - this completed the renovations of the Locker Rooms); (2) painted upstairs bathrooms; (3) floors stripped; (4) touch-up painting performed; (5) wiring installed for new telephone system; (6) moved copy machine and secured computer room for enhanced security.

Mrs. Danell Gunter briefed the Board on the various Sports Camps held during the Summer. She was very pleased and attributed the success to Counselors, Employees and the various Coaches who instructed and participated. The Tennis Camp, with Instructor Stan Seabrook, was cited as an example of the enthusiastic response displayed by the kids. Going forward, Mrs. Gunter indicated that some Camps will be held during the Fall - Winter and definitely, in the Summer, 2017.

New Business

Mr. Grove gave the Board an overview of HCA's Financial Status which continues to be strong. Expenses were generally in line with the Budget, however, tree removal had already exceeded the budgeted amount of \$20,000. It had been necessary to remove a larger number of dead trees than anticipated - and it was expected that by year end, there would be more trees removed. These were trees within the Common Areas controlled by the Association.

Shannon Thompson, new Operations Manager at Columbiana Centre, introduced himself to the Board. Mr. Thompson replaces Dick Flythe who retired. Mr. Flythe was also on the HCA Board of Directors.

Executive Session

Mr. Brower 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. 6:38pm.

Mr. Nagler Motioned the Board reconvene Open Session, Mr. Brower seconded, and the Motion passed with a vote of 8 for, 0 against, 1 absent at time of vote (Mrs. Metz). 8:46pm

Mr. Brower Motioned that the Executive Director's Employment Contract be extended an additional year, from 12-31-2017 to 12-31-2018, Mrs. Cannon seconded and the Motion passed with a vote of 8 for, 0 against, 1 absent at time of vote (Mrs. Metz).

Adjournment

Hearing no additional business, Mr. Brower 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). 8:48pm.

June Cannon
Vice President / Secretary

