

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE ANNUAL MEMBER'S MEETING WITH THE BOARD OF DIRECTORS
April 26, 2016**

The Harbison Community Association Board of Directors held their Annual Member's Meeting on Tuesday, April 26, 2016. Board Members present were Mr. Hank West, President, Mrs. June Cannon, Vice President / Secretary, Mrs. Irene Metz, Treasurer, Mr. Stan Seabrook, Mr. Tom Brower, Mr. Terry Helsley, Mr. Ozzie Nagler. Absent - Mr. Dick Flythe and Mrs. Leah Hardy. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mr. Erik Hardy, Mrs. Elizabeth Foust -Drakeford, Ms. Ray Benloss, Mr. Scott Lynch, Mr. Ben Turner, Mr. Zach Edenfield, Mr. Cedric Ford, Mr. Calvin Davis, Mr. Chanley Malovic, Mr. Brad Gates, Ms. Olivia Buster, Mrs. Ellie Nagler, Mrs. Danell Gunter, Ms. Evette McClinton, Ms. Zia Layton

A quorum being present for the meeting, Mr. West called the meeting to order at 7:05pm.

Special Presentation: Lester Gross Award

The Board of Directors had previously voted to present the 2016 Lester Gross Award to Mr. Hank West for his long and exemplary service to the Harbison areas. VP/Secretary June Cannon stated that Mr. West had lived in the Harbison area for over 20 years- had been on the HCA Board of Directors since 1999 and Chairman of the Board for most of that time - and that he had exhibited leadership, service and vision. It was obvious to everyone that he "cares" about Harbison. Ms. Cannon also gave a brief overview of the Harbison history and how one of the original Leaders, Lester Gross, was instrumental in the start-up efforts of the Association. Hank West's efforts have assisted in the excellent progress made by the Association during the past forty years.

Approval of Annual Minutes - Member's Meeting – April 28, 2015

Mr. Grove commented that the Minutes distributed (2015) would be corrected to show that it was the Annual Meeting of the Members with the Board of Directors, and not the Annual Meeting of the Board of Directors.

Mrs. Alexia Helsley (Member) moved the Minutes be approved. Ms. Cynthia Thibault seconded and the Motion was passed with a vote of 7 for, 0 against, 2 absent (Mr. Flythe and Mrs. Hardy). Note: No Member present voiced any opposition to Approval of the Minutes by the Board. All Members present concurred in the Approval of the Minutes.

Introduction of HCA Board Candidates

Hank West, President and Chairman of the Board, asked if each candidate for a Board Seat would like to make a few comments to the residents attending:

Mr. Nagler & Mrs. Cannon (A Seat), - 2 Seats to be elected

Mr. Andy Peach (B Seat), - 1 Seat to be elected

Mr. Helsley (C Seat), - 1 Seat to be elected

Mrs. Metz (D Seat), - 1 Seat to be elected

Note: Mrs. Gretchen Apply (candidate for the D seat) was not present due to a scheduling conflict.

Each candidate stood and addressed the audience - expressing their desire to continue serving the Harbison communities

Mr. West announced - "If any Resident has not voted please mark your ballot at this time so they can be collected and counted".

HCA Executive Director Report

Dave Grove introduced the Staff present and made brief comments about their areas of responsibilities: Ray Cloutier - Development & Covenants; Erik Hardy - Collections; Mrs. Elizabeth Foust Drakeford - Front Desk; Ms. Ray Benloss - Programs; Mr. Scott Lynch - Maintenance; Mr. Ben Turner - Pool; Mr. Zach Edenfield - Pool; Mr. Cedric Ford - Athletics; Mr. Calvin Davis - Athletics; Mr. Chanley Malovic - Athletics; Mr. Brad Gates - Maintenance; Ms. Olivia Buster - HR, Administration, Front Desk, Programs; Mrs. Ellie Nagler - Finance; Mrs. Danell Gunter - Athletics; Ms. Evette McClinton - Collections; Ms. Zia Layton - Programs.

Mr. Grove had made available to all Members present and Board members a summary of accomplishments by the Staff during the past 12 months. Significant among the results were Financial reports that showed continued improvement in Collections, increased funds added to the Reserve Account.

Resident Input:

Several residents spoke about the conditions of the streets: that pine straw was so thick in places that water could not properly drain to the gutters; weeds not being cut along the street curbs; pot holes not repaired; traffic speeding (on Tawny Branch and Chinquapin Road). Board Member Ozzie Nagler suggested that speed bumps may be a partial solution but the Association had little control over the actual streets - but we would contact the proper authorities. There seemed to be strong support among the residents that speed bumps and even more stop signs could assist in reducing the speeding on these two streets.

Other concerns expressed by Members pertained to dogs running loose(not on a leash); Security not patrolling in the sub-divisions in the evenings; yards not being maintained by Owners; parking space at Resident's Tennis - Courts needing lights and to be chained-off after hours; re-educating Members about HCA Covenants; policy / procedures pertaining to political signs (including alarm company signs, electric dog fence signs) on private property.

A Member asked if the new Costco facility being constructed on Piney Woods / Piney Grove was in Harbison (no) and if Costco had contacted Harbison for any assistance (no). Concerns were expressed about the possible impact of increased traffic in the Harbison areas as a result of this new facility.

Mr. Nagler announced that the Association's DDRC (Design Development Review Committee) had recently approved Solar Panel - Guidelines and that one Member had already installed solar panels in their home in the Hamilton Park subdivision. Members interested in solar panels were encouraged to do their own research into the feasibility of having the panels installed - rebates available (if any). Pre-approval must be obtained from the DDRC.

Board Members and Staff addressed the Member's concerns.

Board Elections:

Note: Ballots were accepted and counted by Olivia Buster, Elizabeth Foust Drakeford and Resident Dave Brangan. Having determined that a Quorum was present for each of the Seats (A, B, C and D) the Vote Tally was given to Mr. West and he announced the following:

"A" Seats (2 to be elected):	Ozzie Nagler	25 votes (Elected)
	June Cannon	24 votes (Elected)
"B" Seat	Andy Peach	49 votes (Elected)
"C" Seat	Terry Helsley	41 votes (Elected)
"D" Seat	Irene Metz	62 votes (Elected)
	Gretchen Apple	1 vote (Not Elected)

Mr. Peach took his "B" seat, replacing retiring Member Dick Flythe. Each of the above Members will serve two years, to the Annual Meeting April, 2018.

Adjournment

Hearing no additional business, Mrs. Alexia Helsley made a motion that the meeting be adjourned. Mrs. Debby West seconded, and the Motion passed with 8 for, 0 against, 1 absent (Mrs. Hardy). Note: No Member present objected to the HCA Board approving the Adjournment - and all Members present concurred in the Adjournment.

Meeting adjourned at 8.14pm.

June Cannon
Vice President / Secretary