

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
April 25, 2017**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, April 25, 2017 following the Annual Meeting of the Members. Board Members present were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Tom Brower, Mr. Terry Helsley, Mr. Stan Seabrook, Mrs. Irene Metz (Treasurer), Ms. Jaime Sellers, Mr. Ozzie Nagler. Absent - Mr. Andy Peach. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mrs. Danell Gunter, Ms. Betty Brooks, Mrs. Fran Brune and Ms. Ray Benloss. No Residents were present

A quorum being present for the meeting, Mr. West called the meeting to order at 8:38pm.

Approval of Minutes - Board Meeting – February 28, 2017

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

DDRC Report

Mr. Nagler presented the DDRC Report:

- * BJ's Brewhouse & Restaurant, signage approved - 148 Harbison Blvd. (formerly Macaroni Grill)
- * Un-named short term rehabilitation facility, preliminary / conceptual (NOT FOR CONSTRUCTION) plans approved - Lake Murray Blvd. (in front of the Atlantic @Parkridge Apts.)
- * Olive Garden, remodeling / renovation plans approved - 274 Harbison Blvd.
- * Sonic Automotive Dealership, preliminary / conceptual (NOT FOR CONSTRUCTION) plans approved - 7521 Broad River (portions of Southland Log Homes properties)
- * Haverty's Furniture, signage approved - 234 Harbison Blvd. (former FootAction Shoes)
- * Homeowner, solar panels approved - Hamilton Park area)
- * Persona Wood Fired Pizzeria, signage approved - 1270 Bower Pkwy. (next to Jewelry Warehouse)

RDRC Report

Mr. Cloutier presented the following RDRC Report:

- * Repaint shutters & front door approved. Kingsway Ct. (Glenridge area), 03/14/17
- * Convert deck to sunroom approved, Northpine Ct. (off Forest Edge Rd.), 03/09/17
- * Repaint shutters, front door & exposed portion of foundation wall approved. Forestview Ct. (Forest 1 area) , 03/22/17
- * Replace deck approved, Whitwood Cir. (off Tawny Branch Rd.), 03/30/17

Old Business

Dave Grove updated the Board on the overflow parking lot being constructed between the Adlerian Child Care Center and Piney Woods Road. The lot should accommodate 50-60 vehicles. Activity at the Center has increased to the level that almost nightly, insufficient parking spaces exist. The road bed will be gravel and security lights will be added.

Plans are underway for Annual Maintenance in August with the specific dates for closing of the Community Center to be announced.

New Business

Ms. Betty (Cookie) Brooks updated the Board on a recent meeting she attended involving the "Saluda Shoals - District Corridor" Workshop. Community leaders see a great deal of potential for growth of residential and business projects during the next 10 years so the workshop was designed to encourage groups to start planning for the future. Some of the discussion centered on beautification efforts needed to enhance the existing communities which will also serve to enhance property values.

Ms. Brooks explained that in addition to her "normal" job duties as Community Resource Manager (which include attending similar "town hall" type meetings and representing the Association) she had been given the additional responsibility for determining the landscaping needs of the Association's Common Areas and the Community Center grounds. In this capacity, Ms. Brooks stated that she would be working with The Harbison Garden Club and other knowledgeable Gardeners in beautifying these areas - with the assistance of HCA Maintenance forces.

Executive Session

Mr. Nagler Motioned that the Board move into Executive Session to discuss personnel matters. Mrs. Metz seconded and the Motion passed with a vote of 8 for, 0 against, 1 absent (Mr. Peach) . 9:12pm

Mrs. Cannon Motioned the Board reconvene Open Session, Mr. Brower seconded, and the Motion passed with a vote of 8 for, 0 against, 1 absent (Mr. Peach). 9:21pm

Mr. Nagler asked if the current slate of Officers were willing to serve for another one year term - in their respective positions - and Mr. West (President / Chairman), Mrs. Cannon (Vice President and Secretary), Mrs. Metz (Treasurer) agreed. Discussion followed with no opposition from other Board Members. Therefore,

Mr. Nagler Nominated Mr. West for the position of President / Chairman of the HCA Board. Mr. Brower seconded and the Motion passed with a vote of 7 for, 0 against, 1 absent (Mr. Peach). Mr. West abstained.

Mr. Nagler Nominated Mrs. Cannon for the position of Vice President / Secretary of the HCA Board. Mr. Brower seconded and the Motion passed with a vote of 7 for, 0 against, 1 absent (Mr. Peach). Mrs. Cannon abstained.

Mr. Nagler Nominated Mrs. Metz for the position of Treasurer of the HCA Board. Mr. Brower seconded and the Motion passed with a vote of 7 for, 0 against, 1 absent (Mr. Peach). Mrs. Metz abstained.

Adjournment

Hearing no additional business, Mrs. Cannon made a Motion that the meeting be adjourned. Mr. Seabrook seconded, and the Motion passed with 8 for, 0 against, 1 absent at time of vote (Mr. Peach) 9.33pm.



June Cannon
Vice President / Secretary