

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
June 27, 2017**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, June 27, 2017. Board Members present were Mrs. June Cannon (Vice President / Secretary), Mr. Stan Seabrook, Mrs. Irene Metz (Treasurer), Ms. Jaime Sellers, Mr. Ozzie Nagler, Mr. Andy Peach. Absent: Mr. Hank West (President), Mr. Tom Brower, Mr. Terry Helsley. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mrs. Danell Gunter, Ms. Betty Brooks, and Mr. Erik Hardy. Residents Joanne Anderson, Brenda Miller and Sonja Richardson were present

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

Approval of Minutes - Board Meeting – April 25, 2017

Following discussion, Mr. Nagler moved the Minutes be approved, Ms. Sellers seconded and the Motion was passed with a vote of 6 for, 0 against, 3 absent (Mr. West, Mr. Brower, and Mr. Helsley).

Recognition of Guests

Mr. Peach introduced his Parents who were visiting from Texas. Mrs. Cannon welcomed them to the area.

Resident Input

Joanne Anderson, Brenda Miller and Sonja Richardson separately expressed concerns about various deteriorating conditions surrounding several homes in Harbison and / or situations that needed to be addressed - and their concerns over the extended time in which it appeared that nothing was being done. Dave Grove, Ray Cloutier and several Board Members explained that our methods of resolution always involved notifying the Property Owners initially - and encouraging the Owners to take action.

While some of the situations involved Renters, we had to deal with the Owners - and that took some time. In accordance with our Covenants, the Association could implement the "Right of Action" process in which the Owner is given 20 days to correct the problem and if not corrected, the Association has the right to enter the property, to make the corrections, and charge the Owner for all expenses. In several recent cases, the Association had made corrections and billed the Owner, including legal expenses.

Ms. Anderson, Ms. Miller and Ms. Richardson stated that they understood our requirements - however, they would like to see quicker action on requiring the Owners to take corrective methods.

DDRC Report

Mr. Nagler presented the DDRC Report:

- * Hampton Inn, signage approved - 101 Woodcross Drive
- * One Main Financial, signage approved - 275 Harbison Blvd., (Harbison Center- Total Wine, etal.).
- * Olive Garden, signage approved - 274 Harbison Blvd., (Harbison Court - Nordstom Rack, etal.).
- * Aloft Hotel, conversion remodeling plans of existing Wingate Inn approved - 217 Lanneau Ct.
- * AMC Theaters, conversion remodeling plans of former Carmike Theaters approved - 122 Afton Ct.
- * Homeowner, solar panels approved - Foxglove Ct. (the Forestridge area - off Broad River Rd.)
- * Sprint Cellular, signage approved - 132 Harbison Blvd. (in front of Target)

RDRC Report

Mr. Cloutier presented the following RDRC Report:

- * Paint House approved, Timberpoint Ct. (the Archers Courts area, 05/01/17
- * Privacy fence approved, Shadowpine Rd., (off Tawny Branch Rd.) 05/01/17
- * Privacy fence approved, Hillpine Ct. (off Piney Woods Rd.), 05/08/17
- * Privacy fence approved, Hollowtree Ct. (the Archers Courts area), 05/24/17
- * Utility Shed approved, Forestview Circle, (The Forest 1 area), 06/13/17
- * Privacy fence approved, Chinquapin Circle (off Chinquapin Rd.), 06/13/17
- * Utility shed approved, Arborvine Ct. (the Archers area), 06/19/17

Old Business

Dave Grove updated the Board:

1. Overflow parking lot being constructed near the Adlerian Child Care Center to accommodate approximately 50 vehicles.
2. Safety Patrols by HCA employees (four employees) have been well received by residents
3. Richland County Sheriff's Dept. assigned 5 more Deputy Sheriffs to their Region # 4 which includes the Community Center. They report that vandalism has decreased.
4. HCA's Quick Response Team - continues to generate positive comments from residents by responding quickly to maintenance issues.
5. Resident's Tennis Courts being resurfaced by Howard B. Jones contractor.
6. Agreement reached with Lexington County Public Works where they will remove trees (over 4" in diameter) from backside of Archers Lake Dam. DHEC has ordered removal. HCA received contractor quote of \$16,000 to do the work but County agreed to take over the project. HCA and the County both maintain the area.

New Business

Dave Grove gave an overview of the Center's Financial status:

1. 2017 Projected Revenue to be \$2.3M - as of today we have received \$1.6 M in Revenue so projected year end revenue still realistic.
2. We have \$ 1,026,275 total funds in the bank today but construction projects will decrease this amount - however, we will not have to borrow funds. Good fiscal management continues to be practiced.
3. Delinquency accounts continue to be reduced. In house collection procedures utilized by HCA employees have been very successful.

On other matters:

4. The Center will close in late August for annual maintenance. Projects to include re-surfacing the swimming pool floor; rehab of duct work above the deep end of the pool; painting of racketball court walls; adding floor above Strength Weight Room (old racketball court) to create additional room.

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 6 for, 0 against, 3 absent (Mr. West, Mr. Brower, and Mr. Helsley). 7:13pm

Mr. Seabrook Motioned the Board reconvene Open Session, Ms. Sellers seconded, and the Motion passed with a vote of 6 for, 0 against, 3 absent (Mr. West, Mr. Brower, and Mr. Helsley). 8:15pm

Adjournment

Hearing no additional business, Ms. Sellers made a Motion that the meeting be adjourned. Mr. Seabrook seconded, and the Motion passed with 6 for, 0 against, 3 absent (Mr. West, Mr. Brower, Mr. Helsley).8:16pm.

A handwritten signature in blue ink, appearing to read "June Cannon", with a long, sweeping horizontal line extending to the right.

June Cannon
Vice President / Secretary