

**HARBISON COMMUNITY ASSOCIATION  
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS  
August 29, 2017**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, August 29, 2017. Board Members present were Mrs. June Cannon (Vice President / Secretary), Mr. Stan Seabrook, Ms. Jaime Sellers, Mr. Ozzie Nagler, Mr. Andy Peach, Mr. Tom Brower, Mr. Terry Helsley. Absent: Mr. Hank West (President), Mrs. Irene Metz (Treasurer). Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mrs. Danell Gunter, Ms. Betty Brooks, Mr. Erik Hardy, Ms. Judy Rowe, Mrs. Mary Brune. Residents Brenda Miller, Cynthia Thibault, Constance Yearling and W. W. Porterfield were present.

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

**Approval of Minutes - Board Meeting – April 25, 2017**

Following discussion and correction of several typing errors, Mr. Nagler moved the Minutes be approved, Ms. Sellers seconded and the Motion was passed with a vote of 7 for, 0 against, 2 absent (Mr. West, Mrs. Metz).

**Resident Input**

Mr. Porterfield indicated that he was attending just to observe.

Ms. Cynthia Thibault expressed appreciation to the Maintenance Department for the landscaping efforts underway. She requested that the Board look into the installation of exercise stations to be located at various places on the pathways, similar to those installed in the early 1970-1980 time frame of Harbison. With the emphasis on exercise, she thought that the stations would encourage more people to be conscious of the benefits of healthy exercise. Continuing, Ms. Thibault expressed disappointment in the RDRC's approval of a Privacy Fence given to Harbison Club Court Sub Association. Admittedly, they had the right to install a fence but in doing so, it blocked access to an area that had been used by some residents of another Sub Association. Ray Cloutier responded by citing the history of the Developers of both areas. Several Board Members stated that it seemed to be an issue between two sub-associations and they encouraged the Executive Director to look into the matter.

Brenda Miller thanked everyone for having a truck towed in her neighborhood that was in violation of some covenants. Also, she stated that she had some concerns about a "Fit and Sit" exercise program but she had mentioned these to Fran Brune in Programs and the issues seem to be getting resolved.

Ms. Yearling mentioned several items: (1) She expressed thanks to the Association for improvements on the pathways; (2) She would like to see the outdoor baby pool operational next year (Answer: insufficient usage); (3) More flat TV Screens located in the Center (Answer: We have ample TVs in the weight rooms and lobby); (4) The Outdoor Basketball Goals re-installed (Answer: Liability and security issues prevent re-opening); (5) The Outside Shuffle Board re-established (Answer: Insufficient usage); (6) She questioned why other participants were not allowed to use the gym if the Indoor Soccer people did not arrive on time (Answer: They have exclusive usage for a certain period of time); (7) She would like to see the outside Volleyball area re-established (Answer: It is and has been fully operational thru the Summer); (8) She would like to see the After School Program re-established (Answer: Area schools offer the same service and there is no need for HCA to compete); (9) She would like to see the Social Committee reestablished as it was in the 1970-180 time frame of HCA (Answer: The Board agreed and this will be looked into by the Staff); (10) She mentioned that the hot water pipe on a pool shower needed some insulation in case someone touched it (Answer: It is a pipe on an outside shower and it will be covered with foam insulation).

### **DDRC Report**

Mr. Nagler presented the DDRC Report:

- \* Hampton Inn, outside storage building approved - 101 Woodcross Drive
- \* Columbiana Centre, adding Dave & Busters to their directional signs approved - 100 Columbiana Circle
- \* Toys R Us, replacement signage approved - 140 Columbiana Circle
- \* Shoe Carnival, signage approved - 274 Harbison Blvd. (Harbison Court - Nordstrom Rack, etal.)
- \* Love Buick/GMC, replacement signage approved, 736 Saturn Pkwy.

### **RDRRC Report**

Mr. Cloutier presented the following RDRRC Report:

- \* Privacy Fence approved, Forestview Circle, (Forest 1 area), 06/29/17
- \* New Front Staircase/Steps/Landing approved, Carriage Trace Ct., (off Chinquapin Rd.), 07/10/17 \*\*
- \* Storage Shed approved, Forestland Ct., (Forest 1 area), 07/10/17
- \* Privacy Fence approved, Harbison Club Ct. HOA, (off Hillpine Rd.), 07/21/17
- \* Privacy Fence approved, Forestview Circle, (Forest 1 area), 08/16/17
- \* Pergola approved, Carriage Trace Ct., (off Chinquapin Rd.), 08/22/17
- \* Paint House approved, Eastgrove Ct., (off Harbison Blvd.), 08/23/17
- \* Privacy Fence approved, Sweetwood Circle, (off Woodcross Drive), 08/25/17

\*\* Same property owner

### **Old Business**

Dave Grove stated that he had asked the Staff to make presentations to the Board regarding recent events in their areas:

Ray Cloutier - Covenant Enforcement (stricter enforcement processes)

Jeremy Webb - Maintenance Projects completed: Tennis Courts resurfaced; Maintenance shed built; Additional parking lot constructed; Dance Room under construction.

Danell Gunter - Summer Camp hugely successful, serving approximately 80 children; Free Tennis lessons being offered to HCA residents; Indoor athletic programs strong.

Judy Rowe- Explained "All Access Membership " rate changes (Minimum of 3 month membership); Creation of \$10.00 daily "Drop In" rate " with very good results; Changes in Rental Room rates.

Erik Hardy - Delinquency Collection Procedures to include "Sheriff's Sale" where Sheriff seizes personal property to pay debts (this follows unsuccessful efforts of Liens, Court Judgments).

Betty (Cookie) Brooks - Explained results of meetings with area police officials; Contacts with HCA Sub-Associations.

### **New Business**

Dave Grove gave an overview of the Association's major expenses to date, including work being completed during the week (Note: Community Center was undergoing major maintenance renovation projects at the time of the Board meeting): Pool Floor resurfacing; HVAC type duct over pool re-wrapped; Dance Room being built above Strength Weight Room.

Discussion included the successful efforts of the Association to improve the Harbison Community's appearance. Although the initial efforts were to pick-up discarded articles / trash that the authorized Trash Collector did not pick-up, efforts were now being made to educate residents on the regulations by the County or City to get rid of trash. Meanwhile, the HCA Maintenance employees continue to pick up material that the trash collector and / or resident leaves on the curb. Trips to the local dump are expensive - and the expense was not included in our original budget - but the results have been very gratifying.

### **Executive Session**

Mr. Seabrook Motioned that the Board move into Executive Session to discuss personnel matters. Ms. Sellers seconded and the Motion passed with a vote of 7 for, 0 against, 2 absent (Mr. West, Mrs. Metz). 7:52pm

Mr. Brower Motioned the Board reconvene Open Session, Mr. Peach seconded, and the Motion passed with a vote of 7 for, 0 against, 2 absent (Mr. West, Mrs. Metz). 8:49pm

Mr. Grove announced that he had been notified by Mrs. Irene Metz that she was resigning from her seat "D" on the HCA Board of Directors, effective immediately. (NOTE: Although at the time of the announcement, no one on the Board knew the exact amount of time that Mrs. Metz had served on the Board but it was generally concluded that she had served over 20 years). Mr. Grove continued by stating that Mrs. Metz said she wanted to spend more time with her grandchildren and with her family in SW Virginia. The Board thanked Mrs. Metz for her long and valued service to the Harbison communities. The Board made no decision about a replacement for Mrs. Metz.

### **Adjournment**

Hearing no additional business, Mr. Seabrook made a Motion that the meeting be adjourned. Mr. Brower seconded, and the Motion passed with 7 for, 0 against, 2 absent (Mr. West, Mrs. Metz), 8:53pm.

June Cannon  
Vice President / Secretary