

**HARBISON COMMUNITY ASSOCIATION  
MINUTES TO THE ANNUAL MEMBER'S MEETING WITH THE BOARD OF DIRECTORS  
April 25, 2017**

The Harbison Community Association Board of Directors held their Annual Member's Meeting on Tuesday, April 25, 2017. 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, Ms. Jaime Sellers. Absent - Mr. Andy Peach. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mr. Erik Hardy, Ms. Ray Benloss, Ms. Betty Brooks, Mrs. Fran Brune, Mrs. Danell Gunter, Mr. Kaden Watson, Mr. Chanley Malovic, Mr. Matthew Quick.

A quorum being present for the meeting, Mr. West called the meeting to order at 7:00pm.

**Special Presentation: Lester Gross Award**

The Board of Directors had previously voted to present the 2017 Lester Gross Award to Joe and Jane McManus for their long and exemplary service to the Harbison areas. President Hank West stated that Mr./ Mrs. McManus were among the first group of residents to move into Harbison - and their efforts have helped the community grow and prosper. Both residents had been very active in the early days - serving on the Social Recreation and Communication Committees. They were key players in establishing block parties, weekend concerts and decorating for Christmas. They played vital roles in planning for the Bicentennial Community Celebration. Mr. West emphasized that Joe and Jane McManus had demonstrated that they "CARE" about Harbison - and they were very worthy of the Lester Gross Award.

Note: Prior to Mr. West presenting the Award, Vice President Mrs. Cannon 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. His efforts resulted in the Board creating the "Lester Gross Award".

**Approval of Annual Minutes - Member's Meeting – April 26, 2016**

Mrs. Alexia Helsley (Member) moved the Minutes be approved. Mrs. Debby West seconded and the Motion was passed by the Board with a vote of 8 for, 0 against, 1 absent (Mr. Peach).

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**

Vice President Mrs. Cannon asked if each candidate for a Board Seat would like to make a few comments to the residents attending:

Mr. Seabrook & Mr. Brower (A Seat), - 2 Seats to be elected  
Ms. Jaime Sellers (B Seat), - 1 Seat to be elected  
Mr. West (C Seat), - 1 Seat to be elected

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 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 with increased funds added to the Reserve Account.

Mr. Grove stated that in 2004, the assessment on a \$150,000 home was \$438.00 / year. In 2005 the assessment was reduced and through good practices, the Board had been able to control expenses while improving services - and keeping assessments at a relatively consistent level.. In 2017, the assessment for a \$150,000 home would be \$414.00/year or \$24.00 less than it was 13 years earlier, in spite of inflation.

The Community Center opened in 1980 and with routine maintenance and periodic upgrades, the 37 year old building was aging very well. Years ago, the Board established a Reserve Fund or Savings Account with a program that set aside funds for major repairs. During the past two years the Fund had grown from \$298,213 to \$755,428. Although substantial, some funds from this account would be used in 2017 for the following: (1) add a 50/60 vehicle overflow parking lot,(2) resurface 4 tennis courts,(3) repair the swimming pool floor,(4) repair HVAC Duct in the Pool, (5) build new room above the racket ball court. Monies collected from delinquent accounts would continue to be added to the Reserve Fund to offset reductions and avoid Special Assessments.

In 2016, Total Income was approximately \$2.3M while Expenses were \$2.0M. Net Income was over \$363,000. This was very significant, explained Mr. Grove, considering what was accomplished - and paid for in 2016. The Board had done a good job of managing the finances of the Association.

For 2017, renewed efforts were underway to make the Harbison neighborhoods look good -and to be safe. A Safety Patrol Team had been established with patrols in the afternoon and evenings; a Quick Response Team had been established to address areas or incidents that reflected poorly on the neighborhoods: wet mattresses left on the street curbs and lumber with nails - tree limbs not picked up by the County, etc. While the property Owner is always the responsible party, the Association is providing some assistance in removing these items while trying to educate the Owner on the County's trash collection requirements. Mr. Grove introduced three members of the Response Team who were in the audience.

Landscaping of Common Areas and the Community Center were well underway with all of the work being performed by HCA Maintenance employees.

### **Member Input:**

Several residents spoke about covenant violations not being promptly resolved. Board Members explained the legal enforcement process used by the Association, and the various days required in each step. While somewhat lengthy, the intent was to bring the matter(s) to the Owner(s) attention, give sufficient time for the issue(s) to be corrected and if not corrected, the Association obtains the means to legally enter the property. All repairs done by the Association, including legal costs, are then applied to the Owner's yearly assessment statement.

Concerns about safety were discussed with the Board stating that the Association had removed the contract security firm being used and the Association had employed three individuals to patrol the pathways (trails) and streets with additional security measures installed in the Center.

Several Members recommended that through various media outlets - or the quarterly newsletter, web site, etc., - the Association publicize the advantages of living / working in the Harbison communities. The term "**Harbison**" is used frequently to designate an area in the Columbia environment so we should expand on that popular term and perhaps - list the advantages of living / shopping in the various Harbison communities. The Board agreed that these were excellent suggestions and directed the Staff to proceed.

### **Board Elections**

Note: Ballots were accepted and counted by Ms. Betty Brooks, Mrs. Danell Gunter and Resident Dyrell Porcha. Having determined that a Quorum was present for each of the Seats (A, B, C) the Vote Tally was given to Mrs. Cannon and she announced the following:

"A" Seats (2 to be elected):	Stan Seabrook	19 votes (Elected)
	Tom Brower	19 votes_ (Elected)
"B" Seat	Jaime Sellers	49 votes (Elected)
"C" Seat	Hank West	27 votes (Elected)

### **Adjournment**

Hearing no additional business, Mrs. Debby West made a motion that the meeting be adjourned. Mrs. Cynthia Thibault seconded, and the Motion passed with 8 for, 0 against, 1 absent (Mr. Peach). 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