

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
June 27, 2018**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, June 27, 2018. Board Members present were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Ozzie Nagler, Mr. Terry Helsley, Ms. Julie Lucas, Ms. Jamie Sellers. Absent: Mr. Tom Brower, Mr. Stan Seabrook, Mr. Andy Peach. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Ms. Betty Brooks, Mr. Jeremy Webb, Mrs. Danell Gunter. Invited Guests attending: Joyce Dickerson, Chair of Richland County Council; Ralph Bell, Candidate for SC House District 73 and HCA resident; uniformed Richland County Deputy Sheriff. Other HCA Residents attending: W. Porterfield, Diane Thompson, Camille Buster, Stephanie Bell, Dave Brangan, Sherry Gardner, Mary Bradford, Constance Yearling, Joette Scarborough, Bill Gibson.

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

NOTE: The Regular Meeting of the HCA Board, scheduled for Tuesday June 26, 2018 was moved to Wednesday June 27th., due to a "run-off" election held on the 26th. The HCA Center is a voting precinct.

Approval of Minutes - Board Meeting – April 24, 2018

Following discussion, Resident Bill Gibson (concurred by Mrs. Cannon) moved the Minutes be approved, Mr. Nagler seconded and the Motion was passed with a vote of 6 for, 0 against, 3 absent at time of vote (Mr. Brower, Mr. Peach, Mr. Seabrook).

Old Business

Prior to introducing the invited Guests, Mr. Grove gave an overview of the current status - of the proposed "Gentlemen's Club" that would be built on Fernandina Road. While the facility is not in the area covered by HCA Covenants, it is close and numerous HCA residents have been very vocal in their opposition to the facility. The proposed building would be located on the Lexington County side of the parcel while the parking lot would be in Richland County. HCA has encouraged Richland County Zoning to reject the parking lot application - due to its proximity to nearby property owned by a church (it is approximately 804 feet vs. the required 1,000 feet from a sexually oriented business).

Ms. Dickerson indicated that she was against the proposed facility - especially since the area involved was in her home district - and she was aware that the community did not want the establishment. She cited some history of previous incidents in the County involving sexually oriented businesses - and generally - some criminal activity subsequently followed. She indicated that the application and legal processes had to be followed - but she pledged her support to - try and prevent the facility from being constructed.

Mr. Ralph Bell (and HCA resident) indicated that he was following up to make certain the owner/zoning applicant was in compliance to date with required permits. It was thought that the applicant had received a land disturbance permit for the proposed parking lot and earth moving equipment was already on the site, but there was no visible evidence of any permits being posted. He pledged his support to try and prevent the establishment from being located in this area.

Capt. Joe Odom, Region 4 Commander of the Richland County Sheriff's Dept. was not able to attend the meeting but he did have a Deputy Sheriff attend - who reiterated law enforcement's position - they do not want a Gentlemen's Club or Strip Club located there and their opposition is based on past incidents occurring around sexually oriented businesses.

Note: A Resident mentioned "Black Pearl" where two individuals lost their lives recently and HCA Board Member Terry Helsley cited their names.

HCA Staff Members Betty Brooks and Ray Cloutier brought everyone up to date on the status of the applicants request for an alcohol license and Richland County Zoning Requirements for a sexually oriented business.

Resident Input: Following the above comments by various participants, Mr. West asked if any Resident had other concerns:

Mrs. Yearling asked about tree debris removal from the side of the walking paths. Maintenance Director Jeremy Webb indicate that the first priority was to clear trails for mobility - following a storm - and afterwards, his crews would go in and remove the debris, but they had to prioritize their work assignments.

Bill Gibson briefed the Board on the status of a sidewalk being installed on Piney Woods, from COSTCO to Woodcross Drive. Funds have been allocated, reported Mr. Gibson, and surveying has been completed - and he is hopeful that the sidewalk will be installed before the end of the year. Mr. Grove commented that the successful asphalt paving of Piney Woods Road could be directly tied to the efforts put forth by Bill Gibson. As a Voter, his influence and tenacity - had a very positive influence on the bureaucracy.

Another Resident questioned the necessity of obtaining approval to paint a house. Board President Hank West explained that it was necessary because the intent was to keep the neighborhood similar to the paint scheme that existed and controls were necessary to keep houses from being painted with colors that had no relationship to the others in the neighborhood. There was no objection to an Owner repainting a house the same color. Ray Cloutier mentioned that several years ago a house was painted a bright blue (without approval) and the Owner was required to re-paint the house.

DDRC Report

Mr. Nagler presented the DDRC Report:

- * Home owner, solar panels approved- Woodcreek Ct., - "Archers Courts" area
- * Mr. Suds Car Wash, solar panels approved - 301 Columbiana Drive
- * Verizon Wireless, replacement signage approved - 173 Columbiana Drive
- * Columbia Vapes (formerly MadVapes), replacement signage approved - 285 Columbiana Drive, "Columbiana Crossing Center" (Casa Linda, Five Guys, et al).
- * Home owner, solar panels approved - Westfern Ct., area off Harbison Blvd.
- * Boost Mobile, signage approved - 275 Harbison Blvd. "Harbison Center", (Total Wine, et al).
- * Nothing Bundt Cakes, signage approved - 131 Harbison Blvd., "The Shoppes on Harbison Hiill Center" - (Jimmy Johns, Mattress Firm, et al).
- * Walmart/Sam's Club, detention ponds' fencing approved - 360 Harbison Blvd.
- * Ashley Home/Store (formerly Ashley Furniture), replacement signage approved, 108 Harbison Blvd.

RDRC Report

Mr. Cloutier presented the following RDRC Report:

- * Storage building approved, Timbercreek Ct - "Archers Court" area, 05/02/18
- * Paint house approved, Whitwood Circle - off Tawny Branch Rd., 05/11/18
- * Privacy fence approved, Crossbow Ct - off Crossbow Drive near Harbison West, 05/11/18
- * Paint house approved, Woodspring Court - off Fairforest Road near Piney Woods Rd., 05/17/18
- * Faux wrought iron fencing approved, Fairforest Ct., off Fairforest Rd., 05/18/18
- * Storage building approved, Shadowpine Rd. - near Piney Woods Rd. 05/22/18
- * New vinyl siding approved, Whitwood Circle - off Tawny Branch Rd., 05/23/18
- * Expand driveway approved, Bradstone Road - "Glenridge" area (Off Broad River Rd.) 05/24/18
- * Convert deck into Sunroom approved, Timberleaf Ct., "Archers Courts" area, 05/25/18
- * Convert deck into Sunroom approved, Split Rock Ct., "Beacon Hill" area, 05/31/18
- * Temporary handicap ramp approved, Chinquapin Circle - off Chinquapin Drive, 06/01/18
- * Expand driveway approved, Hillpine Ct., off Piney Woods Rd. 06/11/18
- * Add brick paver walkway approved, Chinquapin Ct - off Chinquapin Drive 06/15/18

* New shingles approved, Thistle Ct - "Forest II" area (off Broad River Rd.) 06/15/18

Old Business

Dave Grove Mentioned the he had only received two written objections to the Proposed Fine Schedule (Covenant Violations) that had been distributed in the Lobby over one month ago - and posted on the HCA web site. In addition, over 2,000 post cards had been mailed to Owners advising them of meetings in which the Proposal was to be discussed. Two prior Meetings had occurred.

Resident James Orlick objected to the Clarifications and Fine schedule, believing they were not necessary - but subsequently offered suggestions for the Board to consider. Several other residents spoke of the need to get Residents to abide by the Covenants but had concern over the economic impact on low income residents who could not afford the fines. In those cases, they suggested the Board look into some type of program where residents or employees could assist.

While more than several positive comments were received verbally, some suggested that an Owner being advised of a \$ Fine for a covenant violation, be allowed to appeal the Fine to a committee - who would listen to the Owner's request - and make a decision on the matter. Mr. Grove indicated that guidelines would be developed for this committee, outlining their authority, and presented to the Board at their next regular Board Meeting.

A Resident stated that - while she generally agreed with the concept of fining people for violations, the people least likely to pay were probably the ones violating the covenants and some violators were "renters". Board Members Hank West and Ozzie Nagler indicated that if renters were involved, the Owners would be notified - and any \$ Fine imposed would actually be against the Owner of the property. While the violator (possibly a "renter") would normally be notified by HCA Staff of the violation, the Owner would also be notified and the Fine would be charged to the Owner.

New Business

Dave Grove indicated that the Board does not meet in July so the next regular Board Meeting will be August 26, 2018 at which time an update on the "Gentlemen's Club" will be provided. Also, if needed - there could be further discussion on the Clarifications of various Covenant Sections, the Proposed Fine Schedule and authority of the Appeal Committee - prior to any implementation.

Executive Session

Mrs. Cannon Motioned that the Board move into Executive Session to discuss Legal matters. Ms. Sellers seconded and the Motion passed with a vote of 6 for, 0 against; 3 absent (Mr. Brower, Mr. Seabrook, Mr. Peach). 7:34pm.

Mrs. Cannon Motioned that the Board reconvene Open Session, Mr. Nagler seconded and the Motion passed with a vote of 6 for, 0 against, 3 absent (Mr. Brower, Mr. Seabrook, Mr. Peach). 9:00pm

Adjournment

Hearing no additional business, Ms. Lucas made a Motion that the meeting be adjourned, Mrs. Cannon seconded and the Motion passed with a vote of 6 for, 0 against, 3 absent (Mr. Brower, Mr. Seabrook, Mr. Peach) 9:01pm.

June Cannon
Vice President / Secretary