

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
October 30, 2018**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, October 30, 2018. Board Members present were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Ozzie Nagler, Mr. Terry Helsley, Ms. Jamie Sellers, Mr. Stan Seabrook, Absent: Ms. Julie Lucas, Mr. Tom Brower, Mr. Andy Peach. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Ms. Betty Brooks.

A quorum being present for the meeting, Mr. West called the meeting to order at 6:02pm.

Approval of Minutes - Board Meeting – August 28, 2018

Following discussion, Mr. Seabrook moved the Minutes be approved, Mrs. Cannon seconded and the Motion was passed with a vote of 6 for, 0 against, 3 absent (Mr. Brower, Mr. Peach, Ms. Lucas).

Member Input

Residents expressed the following concerns:

1. Homeless person living in a tent near several residences (Dave Grove thanked the resident who had called earlier - alerting Staff to the person's presence). The tent was removed by HCA maintenance and assistance was provided to the individual (a veteran) by Staff.
2. Eastpine Street - City of Columbia finally made repairs to pipes & street as a result of phone calls from residents and HCA staff. Dave Grove emphasized that the City Engineering Dept. had acknowledged that the water pipes were old and a contract was being developed by the City to have permanent repairs made - so the street would likely be "torn-up" again in the near future
3. Community improvement grant - a resident familiar with community grants said he had discussed some ideas with Betty ("Cookie") Brooks and she was following up on his suggestions. A retired employee of the City (assistant to Mr. Sam Davis) has met with Ms. Brooks and informed her of several City Funding programs and the procedures to apply.
4. Resident said he should not have to submit a landscape plan for his yard - he has some bare spots but the spots are acceptable to him - and he did not like the idea that he may be asked to cover the spots with pine straw or mulch. A Board Member stated that his yard - as it now exists - would be acceptable under the new covenant guidelines and he would not have to submit a landscape plan.
5. Data privacy - a resident stated that he would like to see the Board develop a policy that restricts the access of HCA data and/or files to a limited number of people on HCA Staff. Note: Key HCA Staff personnel are required to sign a Confidentiality Agreement.
6. Resident stated that a neighbor seemed to be operating a bed/breakfast establishment. There was brief discussion - if day / weekly rentals of residences in Harbison would be in violation of City / County or HCA standards.
7. Resident stated that there were 7 cars in the street recently and she requested that HCA do something to allow her access to her home. Ray Cloutier indicated that it appeared this was a matter for the police but he would look into it and talk with HCA safety personnel.
8. Resident asked if our front desk check-in processes could identify which facility in the Center a participant intended to use (pool, weight rooms, gym, etc.) so we could determine if some areas were being underutilized. Dave Grove explained that in some cases we can - however, the \$10.00 / day all access pass that is very popular does not require you to identify the activity you are going to use. Going forward, HCA plans to install a device that counts the total number of people coming into the building - and we will try to do a better job of identifying each participant's planned activity.
9. Resident questioned use of paying tokens to keep the lights on at the Tennis Courts (why not leave them on). It was explained that years ago - nearby residents requested the lights not stay on when no one was using the courts and that a time limit be established for their duration - to do otherwise would impact their desired comforts.

10. Several residents asked if a needs assessment had been done recently - to determine if residents wanted HCA to place more emphasis on the outside (example: landscaping vs. adding additional facilities in the building). It was explained that we recently had a survey questionnaire on our web site and we frequently ask for feedback on our programs but typically, we receive only a few suggestions. However, we would perform another survey - to be distributed with the 2019 Assessment statements. Since HCA provides self addressed envelopes, perhaps more people will complete the survey, go on line or call with their ideas.
11. Resident stated that she was new to the Center and while she participated, she desired more activities in late afternoon. Dave Grove acknowledged that the number of participants in the building decreases after lunch and picks-up about 4:00pm. We are trying to develop programs - for this time period - that will attract more people.
12. Resident questioned if HCA has a policy of employees using cell phones. Dave explained that we have standards of conduct we expect from employees - they can use their phone occasionally and we have specific policies against using a phone when they are driving a vehicle or golf cart.

DDRC Report

Mr. Nagler presented the DDRC Report:

- * Ashley Home Store, replacement signage approved - 108 Harbison Blvd.
- * Rainbow clothiers, signage approved - 264 Harbison Blvd., Suite J - Harbison Court Shopping Center (Nordstrom Rack, et al).
- * Walmart, EV Charging Stations approved - 360 Harbison Blvd.
- * Wild Crab-Boil Cajun Seafood, signage approved - 275 Park Terrace Drive, Suite 100 & 200 (Academy Sports, et al).

Note: Informed two inquires that their proposed "uses" (businesses) would be considered a "Major Change" to the Harbison PUD and that they would need to go through the City of Columbia's rezoning process.

1. Mini warehouse (storage) in former Toys R Us building.
2. Body Piercing somewhere on Columbiana Drive

RDRC Report

Mr. Cloutier presented the following RDRC Report:

- * New shingles approved, Forestgrove Ct. - "Forest 1" area (off Broad River Road), 9/17/18
- * Multiple renovations approved, Shadowpine Road - off Piney Woods Road, 10/15/18
- * Utility building & privacy fencing approved, Northfern Court, off Forest Edge Road, 10/15/18
- * Paint front door & add storm door approved, Bradstone Road - "Glenridge" area off Broad River Road, 10/16/18
- * Repair carport & paint house approved, Sweetwood Circle - off Woodcross Drive, 10/22/18
- * Privacy fence approved, Colony House Court, off Chinquapin Road, 10/26/18

Old Business / New Business / Finance

Dave Grove explained that a Law Suit had been filed in Lexington County - protesting the proposed "Gentlemen's Club" to be located on Fernandina Road. Two current business establishments and one resident retained an Attorney to file the legal challenge. HCA is not part of the legal challenge but the Attorney is keeping us well informed. Dave mentioned other activities:

- . The 7th. Annual HCA Lake Woodcross Halloween event was a huge success with an estimated 600-700 people attending.
- . HCA Swim Team continues to grow in numbers with Coach Peggy Mueller and Aquatics Director "D" Gunter leading the way.
- . Athletics Coach Calvin Davis is teaching water aerobics twice/week with over 25 participants.
- . T Ball / Indoor Soccer going great with 20 participants each.
- . Seniors planning annual trip to Charlotte for Xmas shopping.
- . HCA is one of the Hosts of the 3rd. Annual 5K run that starts and ends at the Columbiana Centre Mall
Our job is to pass out water to the runners.

- . Harbison Garden Club will again, decorate the lobby of the community center, for the Holidays.
- . Lifeguard Training/certification - this activity brings in over \$ 4,000. annual revenue to HCA.
- . Summer Camp 2018 was very successful - we had 70-80 kids a week for 10 weeks.
- . Collections - we have about 88 owners who owe less than \$ 500.00 in assessments - we are working to reduce that number substantially by the end of the year.
- . We currently have \$581,842 in Operating Funds in the Bank and \$506,654 in our Reserve Fund. We have several months to go but we project that Revenues will exceed Operating Expenses at the end of the year; meanwhile we hope to keep our Reserve Fund around \$500,000.
- . We are planning on contracting the refurbishing of our HCA street signs (re painting and re lettering) plus the repair of broken concrete on our trails.
- . The Schedule of Fines for Covenant violations previously presented had a range of Dollar amounts but after listening to concerns expressed by residents, we have come up with specific amounts for various violations. Dave explained that a Fine would only be administered after other attempts to get compliance had failed: examples - door knockers advising the owner of the issue; letters and perhaps phone calls or personal visits. The owner will have a limited amount of days to appeal - to an Appeal Committee made up of five residents.

Note: Staff typically presents the Proposed Budget for the next year - at the October Board Meeting. Due to the length of this Meeting the Board announced that they would have a Special Board Meeting on Sunday, November 18th. beginning at 3:00pm for the sole purpose of discussing the Proposed budget. It was explained that the Board would not vote on the 2019 Budget until the next Regular Board meeting on November 27th.

Executive Session

Ms. Sellers Motioned that the Board move into Executive Session to discuss Legal matters. Mr. Helsley seconded and the Motion passed with a vote of 6 for, 0 against; 3 absent (Ms. Lucas, Mr. Peach, Mr. Brower) . 7:31pm.

Mr. Nagler Motioned that the Board reconvene Open Session, Ms. Sellers seconded and the Motion passed with a vote of 6 for, 0 against, 3 absent (Ms. Lucas, Mr. Peach, Mr. Brower). 8:48pm.

Adjournment

Hearing no additional business, Mrs. Cannon made a Motion that the meeting be adjourned, Mr. Helsley seconded and the Motion passed with a vote of 6 for, 0 against, 3 absent (Ms. Lucas, Mr. Peach, Mr. Brower). 8:49pm.

June Cannon
Vice President / Secretary