

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE ANNUAL MEMBER'S MEETING WITH THE BOARD OF DIRECTORS
April 24, 2018**

The Harbison Community Association held their Annual Member's Meeting on Tuesday, April 24, 2018. HCA Board Members present were Mr. Hank West, President, Mrs. June Cannon, Vice President / Secretary, Mr. Stan Seabrook, Mr. Tom Brower, Mr. Terry Helsley, Mr. Ozzie Nagler, Mr. Andy Peach. Absent - Ms. Jamie Sellers. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mr. Jeremy Webb, Mrs. Danell Gunter, Mr. Erik Hardy, Mrs. Ellie Nagler, Ms. Judy Rowe, Ms. Betty Brooks, Mrs. Fran Brune, Ms. Ray Benloss. Numerous Residents / Members were present.

Prior to the Meeting being called to order, Members requested that Dave Grove give an update on the proposed "Gentlemen's Club" that would be constructed off Fernandina Road. While the location is not within the area controlled by HCA's Covenants, it is close - and many Members (plus the Association) have voiced their disapproval. Mr. Grove stated that he had been in contact with Lexington County Zoning and Board Member Ozzie Nagler had been in contact with Richland County officials and we had been advised that neither County had issued any firm permits. The proposed location is partially in both Counties. Mr. Grove was told that Harbison Community Association was the leading voice among the many complaints submitted to the authorities - voicing disapproval of such an establishment.

Call to Order

The Members requested that HCA Board President Hank West call the Meeting to Order. A quorum of Board Members being present, Mr. West called the Meeting to Order. 7:10am

Special Presentation: Lester Gross Award

The Board of Directors had previously voted to present the 2018 Lester Gross Award to The Harbison Garden Club for their long and exemplary service to the Harbison areas. Vice President / Secretary June Cannon explained that the Garden Club was established in September, 1997 and many of the original Members continue to be active in the Club. The Club has provided assistance to Homeowners on their landscaping needs; identified areas of Harbison for beautification projects; sponsored "Yard of the Month" contests, placed Christmas luminaries in the community; planted garden beds at HCA entrances; decorated the Community Center Lobby at Christmas; submitted articles in the HCA Newsletter on gardening techniques. They have done all of this and more - while giving freely of their time without compensation.

Mrs. Cannon continued by stating that the Harbison Garden Club exemplifies the type of service - leadership and vision that is incorporated into the Lester Gross Award. Mr. Gross was one of the original Leaders in start - up efforts of the Association.

Approval of Annual Minutes - Member's Meeting - April 25, 2017

Mrs. Alexia Helsley moved the Minutes be approved. Ms. Cynthia Thibault seconded and the Motion was passed by the Board with a vote of 7 for, 0 against, 1 absent (Ms. Sellers).

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

President Hank West asked if each candidate for a Board Seat would like to make a few comments to the Residents attending:

Mrs. June Cannon & Mr. Ozzie Nagler	(A Seat), - 2 Seats to be elected
Ms. Andy Peach	(B Seat), - 1 Seat to be elected
Mr. Terry Helsley & Ms. Joette Scarborough	(C Seat), - 1 Seat to be elected
Ms. Julie Lucas & Mr. Mike Templeton	(D Seat), - 1 Seat to be elected

Each candidate stood and addressed the audience - expressing their desire to serve the Harbison communities.

Voting

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. Various employees briefly explained significant accomplishments in their areas of responsibilities

Danell Gunter - responsible for Aquatics/Athletics/Programs/Custodial

Jeremy Webb - responsible for Inside / Outside Maintenance, Safety/Security- and coordinating installation of a new Financial Accounting system (TOPS ONE)

Erik Hardy - responsible for collecting Loss Revenue (delinquencies) / Court Filings

Ray Cloutier - responsible for coordinating DDRC / RDRC requests and Covenant Enforcement.

- Notes: (1) HCA uses a financial system called TOPS PRO. Jeremy Webb explained that HCA is upgrading to TOPS ONE which will allow Members to go on line, review their account and even make on-line payments if desired. Installation will occur in various phases with full implementation by January, 2019.
- (2) Ray Cloutier explained that the DDRC had developed a proposed "Fine Schedule" for Covenant Violations. Members were being encouraged to review the material (available on the HCA Web Site and in the Lobby) and advise the HCA Board of any concerns. The HCA Board will be asked to vote on the proposal at a later date.
- (3) Erik Hardy explained that his office had already collect over \$ 97,000. in delinquent assessments. Delinquencies continue to decline. More aggressive enforcement practices being applied to delinquent owners has been very effective.
- (4) "D" Gunter indicated that the Summer Camp registration is going well and we expect 80-90 kids to attend the 10 week program. Conversion of the Racketball Court to a "Functional Fitness Center" is forthcoming in a few weeks. Due to low participation or low interest in Racketball (less than 5 people per week) the Court is being converted to incorporate fitness mechanics that will be of interest - and utilized - by a variety of age groups. We believe "Functional Fitness" is the best use of the space.

Dave Grove discussed the Financial status of the Association.

- (1) As of 4/18/18 we have \$575,374. In our Reserve Account and \$ 732,108. in Operating Funds for a total of \$ 1,307,482. (Funds in the Bank).
- (2) Our Current assessment formula (2018) is the same as it was in 2004 which is tremendous - considering that inflation has increased during that span of years.
- (3) 2017 projected year end results show Net Income vs. Expenses of \$ 106,171. (Revenue over Expense). This does not include Depreciation.
- (4) Through 3/31/18 Revenue exceeds Expenses by \$227,964.

Assessments for 2018 are due by 6-30-2018 - afterwards, assessments not paid become delinquent. Previously Owners had 12 months to pay their assessment which made it difficult to plan.

Board Elections

Note: Ballots were accepted and counted by Mrs. Danell Gunter, Mrs. Fran Brune and Mrs. Christy Webb (Resident Member)

Mr. West read the Vote Tally:

"A" Seats (2 to be elected):	June Cannon	47	Votes (Re-elected)
	Ozzie Nagler	44	Votes (Re-elected)
"B" Seat	Andy Peach	49	Votes (Re-elected)
"C" Seat	Terry Helsley	59	Votes (Re-elected)
	Joette Scarborough	18	Votes
"D" Seat	Mike Templeton	.5	Vote
	Julie Lucas	23.5	Votes (Elected)

Member Input

John Hanson had several questions pertaining to the selection of candidates to run for HCA Board Seats. He was not aware that the process of notifying interested candidates started in January with literature being distributed regarding the steps that needed to be taken by a candidate - and the time frame involved. He had not seen the literature and he apparently assumed the Board had selected the candidates. Several candidates readily spoke up and corrected Mr. Hanson by telling him they had seen the literature and they had followed the processes accordingly. NOTE: Ms. Scarborough, Ms. Lucas and Mr. Templeton were Petition Candidates - meaning they secured at least 10 signatures of qualified voters - to run for a Board Seat. The HCA Board did not nominate anyone.

Mary White complimented the Staff. She was very appreciative of the warm reception she received following a recent accident.

Tammy Philon also complimented the Staff. She questioned the slowness of getting pot holes filled in the streets. Ray Cloutier explained that some streets were under the control of the City - some State and some County. HCA notifies the appropriate jurisdiction but we have no power to make them fix the pot holes. Ray encouraged the Residents to call the jurisdictions as a Voter had more power of influence than HCA.

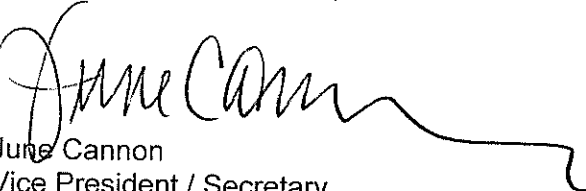
Stan Seabrook stated that he had noticed several people soliciting in his neighborhood. Ray Cloutier explained that while we have a policy of no solicitation - it has been difficult to stop the solicitation. Our Safety Patrol personnel are dispatched when we get a report but often, the solicitors are gone by the time we get there.

Adjournment

Hearing no additional business, Ms. Mary White made a motion that the meeting be adjourned. Mr. Stan Seabrook (Resident Member) seconded, and the Motion passed with a vote of 8 for, 0 against, 1 absent (Ms. Jaime Sellers). Ms. Julie Lucas voted with the Board as the newest Board Member.

Note: No Member present objected to the HCA Board approving the Adjournment - and all Members present concurred in the Adjournment.

Meeting adjourned at 8.58pm.


June Cannon
Vice President / Secretary