

**HARBISON COMMUNITY ASSOCIATION  
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS  
April 30, 2019**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, April 30, 2019 follow the Annual Meeting of the Members, which occurred on the same date - at 7:00pm. Board Members present were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Ozzie Nagler, Mr. Terry Helsley, Mr. Stan Seabrook, Mr. Tom Brower, Ms. Julie Lucas, Ms. Mackenzie Harrison. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Ms. Betty Brooks. Two Residents were present.

Note: Mr. West welcomed Ms. Mackenzie Harrison to the Board as the newest "B" Seat representative. In accordance with Section 4.05 of the HCA By-Laws, Ms. Harrison had been selected by outgoing "B" representative Jaime Sellers to replace Andy Peach - who was transferred to Florida. Ms. Sellers has also transferred out of the Columbia area - and the Board - extended their "THANKS" to both Andy Peach and Jaime Sellers for their Contributions to the Board of Directors and to the Harbison areas.

A quorum being present for the meeting, Mr. West called the meeting to order at 9:15pm.

**Approval of Minutes - Board Meeting – February 26, 2019 and April 16, 2019**

Following several corrections of typing errors, Ms. Lucas moved the Minutes be approved, Mrs. Cannon seconded and the Motion was passed with a vote of 8 for, 0 against.

**Member Input**

None (it is noted that at the prior Meeting of the Members, a Member Input session was encouraged and many residents had comments).

**DDRC Report**

Mr. Nagler presented the DDRC Report:

- \* Sansbury Eye Center, replacement signage approved - 275 Harbison Blvd. (by Total Wine).
- \* Petco, signage approved - 262 Harbison Blvd. (Harbison Court Center, Nordstom Rack et al).
- \* Gentlemen Hair Cuts, signage approved - 378 Columbiana Drive (near Carrabba's).
- \* Kiki's Chicken & Waffles, signage approved - 1260 Bower Pkwy (near theaters).
- \* The Krab Hut, signage approved, 280 Harbison Blvd (former Chili's).
- \* Atlantic at Parkridge Apts., maintenance shed approved, 356 Lake Murray Blvd.

**RDRC Report**

Mr. Cloutier presented the following RDRC Report:

- \* New shingles approved, Timbercreek Ct. - "Archers Courts" area, 03/04/19.
- \* Convert deck to screened porch approved, Timberhill Ct. - "Archers Courts" area, 03/05/19.
- \* Install vinyl siding approved, Timbercreek Ct. - "Archers Courts" area, 03/08/19.
- \* Privacy fence approved, Kingsway Rd. - "Glenridge" area (off Broad River Rd.), 03/18/19.
- \* Privacy fence approved, Eastpine Ct. - "early area in Harbison" (off Harbison Blvd.), 03/26/19.
- \* Wheelchair ramp approved, Bradstone Circle - "Glenridge" area (off Broad River Rd.), 04/02/19.
- \* Repair and replace portion of siding, Forest Fern Ct. - "early area in Harbison" (off Forest Fern Rd.), 04/24/19.
- \* Deck and privacy fence approved, Woodpine Ct. - "early area in Harbison" (off Piney Woods Rd.), 04/24/19.
- \* Roof gutters approved, Bradstone Rd. - "Glenridge" area (off Broad River Rd.), 04/26/19.

### **Old Business / New Business**

Dave Grove stated that he had been working with several attorneys - regarding two commercial properties in Harbison: the former Babies R Us property and the former Ryan's Steak House. In both situations - the ultimate outcome appeared to be very favorable for HCA to collect over \$12,000. in outstanding assessments. Dave gave a lot of credit to Ray Cloutier for his research and documentation. It appeared that new businesses will be opening at these facilities and we hope they will be very successful.

### **Board Elections**

Mr. Seabrook Nominated Mr. West for the position of President / Chairman of the HCA Board. Ms. Lucas seconded and the Motion passed with a vote of 7 for, 0 against. Mr. West abstained.

Mr. Nagler Nominated Mrs. Cannon for the position of Vice President / Secretary of the HCA Board. Mr. Brower seconded and the Motion passed with a vote of 7 for, 0 against. Mrs. Cannon abstained.

Mr. Nagler Nominated Ms. Harrison for the position of Treasurer of the HCA Board. Mrs. Cannon seconded and the Motion passed with a vote of 7 for, 0 against. Ms. Harrison abstained.

Each elected Board Officer will serve one year - until the Board Elections in April, 2020.

### **Executive Session**

Mrs. Cannon Motioned that the Board move into Executive Session to discuss Personnel and Legal matters. Mr. Nagler seconded and the Motion passed with a vote of 8 for, 0 against. 9:51pm.

Mr. Brower Motioned that the Board reconvene Open Session, Mrs. Cannon seconded and the Motion passed with a vote of 8 for, 0 against. 10:43pm

### **Adjournment**

Hearing no additional business, Mrs. Cannon Motioned that the meeting be adjourned, Ms. Lucas seconded and the Motion passed with a vote of 8 for, 0 against. 10:43pm.

June Cannon  
Vice President / Secretary