

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
August 27, 2019**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, August 27, 2019. Board Members present were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Ozzie Nagler, Mr. Terry Helsley, Mr. Stan Seabrook, Ms. Julie Lucas, Mr. Tom Brower. Absent: Mrs. Mackenzie Fontaine. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mrs. Danell Gunter, Mrs. Christy Webb. Four Residents were present: Ms. Kay Brown, Mr. Jeremy Webb, Ms. Cheryl Johnson, Ms. Carolyn Turner.

A quorum being present for the meeting, Mr. West called the meeting to order at 6:00pm.

Approval of Minutes - Board Meeting – June 25, 2019

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, 1 absent (Mrs. Fontaine), 1 absent at time of vote (Mr. Bower).

Member Input

Residents inquired about the following:

1. Continued speeding on Tawny Branch Road. It has been generally assumed that Tawny Branch Road was being used as a shortcut between Broad River and Piney Woods but one resident seemed to believe it was local residents eager to get home - but it was agreed that the problem needed to be presented to the Richlands County Sheriff's office with a request for assistance in enforcing the speed limit. Staff will contact the Sheriff's office.
2. Dead Trees on property belonging to Home to Suites - hotel (Columbiana Drive). Ray Cloutier responded - yes, they were removed by the owner.
3. Grass needs to be cut more regularly - between sidewalk and fence - on Columbiana Drive (near intersection of Columbiana Drive and Columbia Avenue). Dave Grove responded that HCA maintenance employees do periodically cut the grass but we will try to schedule the work on a more regular basis during the Spring/Summer months.
4. Covenant Violation Fine Letter should include a specific date by which the \$ Fine starts / \$ amount per day and other information that may be needed to make the Owner aware of the seriousness and cost of non-compliance.

DDRC Report

Mr. Nagler presented the DDRC Report:

- * Southland log Homes, new "model" home approved - 7521 Broad River Road.
- * Fazoli's, new replacement signage approved - 139 Columbiana Drive.
- * Atlantic at Parkridge Apts., 6' privacy fencing along Broad River Road approved - 356 Lake Murray Blvd.
- * Miracle Ear, signage approved - 1230 Bower Parkway.
- * Riverland Hills Baptist Church, preliminary /conceptual plans for expansion of parking lot approved - 201 Lake Murray Blvd.
- * Your CBD Store, signage approved - Harbison Center (Total Wine, et.al.)

RDRRC Report

Mr. Cloutier presented the RDRRC Report:

- * Faux wrought-iron fencing (gate) approved, Quill Court - "Archers Courts" area, 07/24/19.
- * Utility shed approved, Twin Creek Court - Archers Court area, 07/24/19.
- * New shingles, new front door & paint stucco approved, Crown Point Court - "Beacon Hill" area (off Columbiana Drive), 07/25/19.

- * New shingles approved, Fenlaw Court - "Glenridge" area (off Broad River Road), 08/06/19.
- * Wood privacy fencing approved, Forest Edge Road - "early area in Harbison" (between Piney Woods & Chinquapin Road), 08/06/19.
- * New siding, trim & gutters approved, Arborland Court - "The Arbors area" (off Broad River Road), 08/13/19.
- * New garage door approved, Woodspring Court, "early area in Harbison" (off Fairforest Road), 08/13/19.
- * Paint/stain house approved, Bent Bough Circle - "early area of Harbison" (off Woodcross Drive), 08/26/19.
- * Utility shed & paint house approved, Forestland Court - "Forest 1" area (off Broad River Road), 08/26/19.

Old Business / New Business

Danell Gunter gave an update on HCA's Summer Camp, which was very successful. We had approximately 100 campers registered with a daily average of 80-85 kids. Some were repeat campers but the majority of kids were here for the first time. All parents paid and after we deduct payroll and other expenses, HCA will have a net income gain of about \$2,000. Mrs. Gunter complimented Tennis Pro Stan Seabrook for giving the kids the basics of tennis. Mr. Grove also complimented Stan Seabrook because the kids had a great time with him - an excellent instructor and appreciated for his contributions.

Mrs. Gunter explained that during the week of 8/19/19 - 8/23/19 the Community Center was closed for annual maintenance, which amounted to employees painting, cleaning, removing excess material from offices - work that could only be satisfactorily performed when the Center was closed.

Mr. Grove complimented "D" Gunter and emphasized that she had coordinated all of the work and had daily work assignments with definite dates for various goals to be obtained. In addition, Board Member June Cannon was recognized for her annual contribution of cookies for the employees working during the maintenance week. It is a treat that the employees look forward to receiving each year.

Mrs. Gunter explained the relationship / partnership being developed with the SC office - United States Tennis Association (USTA) and HCA. They have been instrumental in developing a program for individuals interested in tennis at HCA. They provide instruction, equipment, registration, and coaches.

Betty ("Cookie) Brooks reported that the Association was not aware of any new developments pertaining to a proposed 54 Unit Low Income project to be located behind Hamilton Park. The latest info we had received was that the SC Housing Authority had not made a decision pertaining to which project would be funded. The purchaser of the property has not submitted any plans to our DRRC for approval so we assume no decision has been made by the housing authority. Dave Grove reported that he had a conversation with the owner of the parcel who stated that they had other parties interested in the land - if the planned apartment deal fell through.

Ms. Brooks reported that The recent "H" Tax Grant received by HCA will be used to develop a web site - promoting the Harbison area.

Dave Grove reported that as of August 26, 2019 the Association had \$1,609,067. in a local bank. This consisted of \$ 651,071. in our Reserve Account and \$957,996. in our Operating Account. Delinquency continues to decline with 54% of all residential delinquencies involving sums of less than \$500.00. Staff will present a Draft of the 2020 proposed Budget at the October, 2019 Regular Board Meeting.

Christy Webb presented some statistics pertaining to recent notices of covenant violations, which are now being entered into a data base for easier tracking- and follow up. During the past 6 weeks, 71 violations had been recorded with 41 being closed. Ms. Webb stated that "closed" meant the owner had complied and the violation had been cured. Of the 71 most recent notices, the great majority (40) involved overgrown grass / weeds in yards with parking on grass (front yards) being the second most

recorded offense (10). Recruitment of additional employees to work in Safety was almost complete with the objective to have HCA employees patrolling the entire week. Mr. Grove indicated that ultimately, HCA will have up to 6 employees in Safety patrolling the neighborhoods. In addition to assisting law enforcement by reporting incidents, Safety personnel also report covenant violations and assist residents in other matters.

Executive Session

Mrs. Cannon Motioned that the Board move into Executive Session to discuss Personnel and Legal matters. Mr. Brower seconded and the Motion passed with a vote of 7 for, 0 against, 1 absent (Mrs. Fontaine). 7:14pm.

Ms. Lucas Motioned that the Board reconvene Open Session, Mrs. Cannon seconded and the Motion passed with a vote of 7 for, 0 against, 1 absent (Mrs. Fontaine). 8:37pm.

Mr. Nagler Motioned that Staff correct several typos in the "Harbison Covenant Enforcement & Schedule of Fines" document that was effective January 1, 2019 and have the document recorded in Richland and Lexington County as required. Identification of specific stipulations under Section 11.01 and Section 11.07 should have had been identified as "a, b, c, etc. " for easier recognition plus a maintenance violation on a house/structure was \$25.00/day. Mrs. Cannon seconded and the Motion passed with a vote of 7 for, 0 against, 1 absent (Mrs. Fontaine).

Adjournment

Hearing no additional business, Mrs. Cannon Motioned that the meeting be adjourned, Mr. Brower seconded and the Motion passed with a vote of 7 for, 0 against, 1 absent (Mrs. Fontaine). 8:39pm.

June Cannon
Vice President / Secretary