

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
February 25, 2020**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, February 25, 2020. 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, Mrs. Mackenzie Fontaine. Absent, Ms. Tia Schafer, Ms. Julie Lucas. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mrs. Danell Gunter, Ms. Betty Brooks, Mr. Kaden Watson. Approximately 12 Members / Residents attended.

A quorum being present for the meeting, Mrs. Cannon called the meeting to order at 6:03pm.

Approval of Minutes - Board Meeting – November 26, 2019

Following discussion, Mr. Nagler moved the Minutes be approved, Mr. Brower seconded and the Motion was passed with a vote of 6 for, 0 against, 1 absent at time of vote (Mr. West), 2 absent (Ms. Schafer, Ms. Lucas).

Update on Recent Vandalism:

Dave Grove reported that on Saturday February 22, 2020 several individuals broke into the Community Center by destroying a metal door and once inside – one individual was immediately recorded by a security camera. Some damage occurred and several items were stolen. A Motion Detector was activated. Based on security film, a 19 year old adult was immediately arrested by the Richland County Sheriff's Office and charged with three Felonies. The damage is covered by Harbison's Insurance Policy and it is probable that the Insurance Company will seek reimbursement from the intruder.

Special Invited Guests:

Betty Brooks introduced the New Mayor of Irmo (and Resident of HCA) Barry Walker and the CEO of COMET (Central Midlands Regional Transit Authority), Mr. John Adoh.

Mayor Walker had served on the Irmo Town Council for many years and he was recently elected as Mayor. He explained some of his initial goals for Irmo which were exciting to hear. The Board congratulated him and pledged to continue working with the Town on mutual projects. In fact, Irmo plans to employ a street cleaning contractor and HCA pledged to pay a portion of the costs for those HCA streets that extend outside of the Irmo Town Limits (example: Archers Lane to where it intersects with Columbiana Drive).

Mr. Adoh explained that COMET is installing several new Bus Stops in the Harbison area and where feasible, they plan to install benches and / or partial enclosures. Comet's goal is to provide an affordable mass transit system for the City of Columbia and portions of Richland County and Lexington County. The Board agreed that one indication of a progressive locality is to have a transit system and the Board was very pleased with the working relationship already established with Mr. Adoh.

Member Input

Several Members questioned the progress by the Contractor in completing the Dance Room. Dave Grove explained that in addition to steps, a Handicap Ramp had to be installed plus old pieces of wood had been discovered above the Dance Room ceiling (had been there since 1980) and although they provided no support for the building, the Building Inspector wanted those removed – which required removing the existing ceiling to remove the old wood.

A Member questioned why the Sauna had to be removed. Dave explained that an Indoor Wood Sauna was not acceptable under current codes in a building occupied by the public. HCA's Architect was designing a new Sauna that would have more fire retardant material and be more handicap accessible.

A Member questioned why the RDRC had allowed a home in the Hamilton Park sub-division to install new windows without the grids for panes – since all other homes in the sub division had panes in their windows. Ray Cloutier explained that not all repairs need RDRC's approval. The Member also question why a particular home had not been forced to repair or straighten their damaged mailbox. Ray stated that Owner and the Renter had been notified and the mailbox had been straighten but apparently not substantially. Dave Grove indicated that Harbison – if needed – would fix the mail box and add HCA's cost to the Owner's Statement – since this has been a repeated occurrence.

A member had encountered some difficulty in getting into the building through a handicap entrance because the Contractor's Dumpster was partially blocking a path. "D" Gunter explained that the Dumpster had been moved.

A Member complained about the length of time a neighbor had been allowed to place a blue tarp on the roof to cover a roof leak. Ray Cloutier explained that he was aware of the tarp but no demand had been placed on the owner to repair the roof in a specific number of days – but he would get in contact with the Owner and emphasize the urgency of getting the roof repaired quickly.

DDRC Report

Mr. Nagler presented the DDRC Report

- * Avenue at Harbison Apts., replacement signage approved – 113 Paces Brook Ave., (formerly _____ Paces Brook Apts.)
- * Valvoline Oil Change, prelim/conceptual plans approved – 165 Columbiana Drive (formerly Wells Fargo Bank).
- * 101 Manorwood Court – quad building, new paint approved – off Woodcross Drive
- * 104 Tawny Branch Road, new house plans approved, off Piney Woods Road (previous house burned, County condemned, demolished and removed).
- * Brothers & Beer Mexican Restaurant, signage approved, 1270 Bower Pkwy (formerly Firenza Pizza).
- * Affordable Suites, construction plans approved, Columbiana Dr. Ext., north of High Point Center (former Piggly Wiggly) .
- * Stars and Stripes, Get-away-Play, renovation/remodeling plans approved, 700 Columbiana Drive, Ext., (High Point Center – former Piggly Wiggly).
- * Phenom, signage approved, 735 Saturn Pkwy, former Southern Siding (across from love GMC/Buick).
- * Palmetto Prep Academy, signage approved, 735 Saturn Pkwy, former Southern Siding (across from Love GMC/Buick).

RDRC Report

Mr. Cloutier presented the RDRC Report:

- * Faux wrought iron fencing approved, Woodleaf Court – “Archers Courts” area (off Archers Lane), 12/3/19.
- * 6' wood privacy fencing approved, Hamilton Park Drive – “Hamilton Park” area (near Midlands Tech.) 1/20/20.
- * Replace front door approved, Arrow Court – off Crossbow Drive (near Harbison West Elem.) 2/1/20/20
- * New shingles approved, Yearling Court – “Bellemont” area (near Midlands Tech) 1/20/20.
- * New paint & shutters approved, Shadowpine Road – earlier area of Harbison off Piney Woods Road, 2/3/20

- * 8'x10' wood utility shed approved, Greenbow Court – off Crossbow Drive (near Harbison West Elem.) 2/10/20.
- * New paint & shutters approved, Harbison Club Court – off Hillpine Road (near Community Center) 2/11/20
- * 3-Seasons porch/room approved, Forest Edge Road – earlier area of Harbison off Piney Woods Road, 2/13/20.
- * New Shingles approved, Foxglove Circle – “Forest 11” area (off Broad River Road) 2/24/20.
- * 6' wood privacy fencing & 3' wood picket fencing approved – Whitwood Circle, earlier area of Harbison off Tawny Branch Road, 2/24/20.
- * 6' wood privacy fencing approved, Archers Court – “Archers Courts” area – (off Archers Lane), 2/24/20.

Old Business

Betty Brooks described in detail the follow-up that HCA had performed in responding to issues brought forth by Members at the Member Input Meeting in January, 2020. Most had been resolved within days after being brought to Staff's attention but one request from a Member brought a response not initially discussed: a Member had requested that the entrance off Hillpine Road to the Community Center be widened – because it is difficult for two large cars to pass (one entering and the other exiting). It was thought that by widening the gap – that it would be safer. However, in researching the idea and discussing the situation in more detail, Ray Cloutier mentioned that by being a small entrance/exit, it forced vehicles to slow down as they drive to the parking lot. If widened, it was foreseeable that some vehicles entering from Hillpine Road may actually accelerate toward the parking lot and create more of a hazard to other vehicles in the lot and to Members walking in the parking lot. In essence, the small gap requires vehicles entering / exiting at the same time to be more careful – and keeping the gap “as-is” seemed to be the best solution.

New Business

Dave Grove explained that HCA's Covenants (Section 9.02) require Members of the RDRC to be re-appointed every two years. He had received commitments that the current Members (Debby West, April Alsup and Genie Perry) have agreed to serve another two year term – if the Board requests. It was time for the Board to re-appoint the current RDRC Members or re-appoint new Members.

Mr. Nagler Motioned for the Board to re-appoint Debby West, April Alsup and Genie Perry to the RDRC for another two year term. Mr. Brower seconded, and the Motion passed with a vote of 6 for, 2 absent (Ms. Lucas, Ms. Schafer) and 1 Member abstained (Mr. West).

Board Elections: Dave Grove presented the Nominating Committee's Report (attached).

Mr. West Motioned for the Board to accept the Nominating Committee's Report. Mrs. Fontaine seconded, and the Motion passed with a vote of 7 for, 0 against, 2 absent (Ms. Lucas, Ms. Schafer).

Mr. Grove presented the Financial Report. Funds in the Bank 12-31-18 \$ 665,294.
 Funds in the Bank 12-31-19 \$ 837,454.
 Funds in the Bank 2-25-20 \$ 945,695.

Betty (“Cookie” Brooks presented an update to HCA's application for the City's “H” Tax funds. In 2019 HCA received over \$ 19,000 in funds used to market the Harbison area to tourists and others. For 2020, another application was being submitted with the theme “Eat, Play, Stay” in Harbison. Ms. Brooks indicated she was hopeful the City would accept the application and provide a greater amount, based on the positive results demonstrated in 2019.

Executive Session

Mr. Brower Motioned that the Board move into Executive Session to discuss Personnel and Legal matters. Mr. Helsley seconded, and the Motion passed with a vote of 7 for, 0 against, 2 absent (Ms. Schafer, Ms. Lucas) 7:52pm.

Mr. Nagler Motioned that the Board reconvene Open Session, Mr. Helsley seconded, and the Motion passed with a vote of 7 for, 0 against, 2 absent (Ms. Lucas, Ms. Schafer). 9:21pm.

Mr. West Motioned that Reverend Dr. Richard F. Dozier, Sr. receive the 2020 Lester Gross Award (see recommendation attached). Mr. Seabrook seconded and the Motion passed with a vote of 7 for, 0 against, 2 absent (Ms. Lucas, Ms. Schafer).

Adjournment

Hearing no additional business, Mrs. Fontaine Motioned that the meeting be adjourned, Mr. Seabrook seconded, and the Motion passed with a vote of 7 for, 0 against, 2 absent (Ms. Lucas, Ms. Schafer). 9:24pm

June Cannon
Vice President / Secretary

Meeting of Harbison Communication Association Nominating Committee February 18, 2020 6:00 pm

HCA Board Seats to be Elected at April 28, 2020 Annual Meeting

1. Class "A" Seats (2 seats available)
Owner of lots designated for residential use

Petitioners: Ozzie Nagler - Incumbent
June Cannon - Incumbent

2. Class "B" Seat (1 seat available)
Business Representative

Petitioner: Mackenzie Fontaine - Incumbent

3. Class "C" Seat (1 seat available)
Resident who lives in an owner occupied residence

Petitioner: Terry Helsley - Incumbent
Joseph (Joe) Dixon - New Applicant

4. Class "D" Seat (1 Seat available)
Representative of residential tenant and each
commercial tenant under a lease having a term of
five years or less

Petitioner: Julie Lucas - Incumbent

Nominating Committee: Stan Seabrook - Board Member and Chair of Committee
Cynthia Thibault - Resident
Judy Rowe - HCA Employee and Resident
Billy Gibson - Resident

Committee voted 4 For and 0 Against to submit the above Applicants to the HCA Board – as the Slate of Candidates for 2020