

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
October 29, 2019**

The Harbison Community Association Board of Directors held a Regular Meeting on Tuesday, October 29, 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, Mrs. Mackenzie Fontaine. Association Staff Members in attendance were Mr. Dave Grove, Mr. Ray Cloutier, Mrs. Danell Gunter, Ms. Betty Brooks, Mr. Calvin Davis. No Members or Residents were present.

A quorum being present for the meeting, Mr. West called the meeting to order at 6:09pm.

Approval of Minutes - Board Meetings – September 24, 2019 and August 27, 2019

Following discussion and correction of a typing error, Mrs. Cannon moved the Minutes be approved for the September 24, 2019 Meeting and the August 27, 2019 Meeting, Mr. Brower seconded and the Motion was passed with a vote of 7 for, 0 against, 1 absent at time of vote (Mr. Seabrook).

Member Input

No Members were present

DDRC Report

Mr. Nagler presented the DDRC Report

- Columbiana Centre, Food Trucks approved for a special event ("Run Hard Kids 5K"), 100 Columbiana Centre.
- Sugar Creek Amish Furniture, signage approved – 1270 Bower Parkway (formerly Jewelry Warehouse).
- Spectrum, signage approved – 280 Harbison Blvd. (Harbison Court Shopping Center, Nordstrom Rack, et al).

RDRRC Report

Mr. Cloutier presented the RDRRC Report:

- Utility Shed approved, Amber Court – "early area in Harbison" (off Tawny Branch Road), 9/05/19.
- New windows and gutters approved, Fenlaw Court – "Glenridge" area (off Broad River Road), 9/6/19
- Wood Privacy Fencing approved, Timbertrail Court - "Archers Courts", 9/30/19.
- 3 'Picket Fencing approved, Woodcreek Court – "Archers Courts" area, 10/10/19.
- Paint House approved, Creekleaf Court – "Archers Courts" area, 10/10/19.
- Greenhouse approved, Woodtree Court – "Archers Courts" area, 10/23/19/

Old Business

Mr. Cloutier presented some material on Safety Patrols and Covenant Enforcement. Between 8/27/19 and 10/29/19, 97 notices (letters and "door knockers") were distributed with 80 violations cleared, and 17 were still open. The majority of violations involved: roll carts left at the curb following trash pick-up; parking on grass or non-paved surfaces; lawns not being mowed. Mr. Cloutier mentioned that we now have 4 employees devoted to Safety Patrols.

New Business

Ms. Betty ("Cookie") Brooks responded to an issue brought to the Board at the September 24th. Meeting pertaining to the numerous Bus Stops being installed in the Harbison area. The concern expressed by one resident was that it seemed that few bus stops contained shelters or benches and the question was presented to the Board – was the construction of shelters / benches something that HCA should install? Ms. Brooks – and Board Member Julie Lucas pointed out that Bus Stop shelters may cost \$ 45,000 or more – plus obtaining land easements – purchasing land, etc., could be even more expensive and these are functions / responsibilities of the City. Ms. Brooks mentioned that there were 29 Bus Stops in the areas controlled by HCA and that she had been in contact with City officials to discuss their plans and she hoped to meet soon with the COMET (Columbia Metro) Director.

Mrs. Danell ("D") Gunter distributed a schedule outlining the numerous Events / Programs remaining in 2019 and those scheduled for 2020. She explained that the recent Halloween Event at Woodcross Lake was very successful with many children participating. Note: A list of the Events / Programs is attached. Mrs. Gunter introduced Calvin Davis and noted that "Coach" Calvin has been associated with HCA for many years. He assists with various athletic programs and Summer Camps, but he was asked to become an Instructor for Water Aerobics and his performance has been outstanding! Participants in his classes have voiced many favorable comments – in fact, they want him to teach more classes. The Board expressed "THANKS" to Calvin for his service.

Mr. Grove presented material to the Board regarding Voting Procedures (for HCA Board Elections) that have been utilized for ten years or more. Discussion involved the desire to retain the procedures but there was consensus that clarification on several procedures was needed - especially for first time voters. Mr. Grove will retype the procedures and the Board will review the clarifications at the November 2019 Board Meeting.

Mr. Grove had previously presented to the Board the Proposed 2020 Budget for the Association and commented that copies of the material had been placed in the Community Center for Members to see – and the material had also been placed on the HCA web Site. It was mentioned that actual results for 2018 – per the official Audit – concluded that the Association's Revenue exceeded Expenses by \$ 55,673.00 and projections for 2019 predict that Revenue will again exceed Expenses. With many of the major projects completed in 2019 – the proposed Budget by Staff shows that existing assessment variables are sufficient to generate enough revenue that no increase in the variables for 2020 is needed. The Board will vote on the Final 2020 Budget at the November 26, 2019 Board meeting.

Executive Session

Mrs. Cannon Motioned that the Board move into Executive Session to discuss Personnel and Legal matters. Mr. Seabrook seconded, and the Motion passed with a vote of 8 for, 0 against 8:11pm.

Ms. Lucas Motioned that the Board reconvene Open Session, Mrs. Mackenzie seconded, and the Motion passed with a vote of 8 for, 0 against 9:37pm.

Dave Grove stated that Section 8.05 of the recorded Covenants specifies that the Association's DDRC is required to meet monthly – and the meetings will be held at such time as the DDRC Members specify – and the Covenants further specify that any two (2) Members of the DDRC may be authorized by the full DDRC committee to discuss and exercise the full authority of the DDRC. Mr. Grove pointed out that at least two Members of the DDRC (Ray Cloutier and Ozzie Nagler) discuss DDRC issues periodically during each month – and their decisions are then brought to the full HCA Board. Mr. Grove wanted the HCA Board to be aware that such required meetings / discussions are being held as required by the Covenants. Mrs. Mackenzie Motioned that the Board concur with Mr. Grove's statement, Mr. Helsley seconded, and the Motion passed with a vote of 7 for, 0 against, 1 abstained (Mr. Nagler).

The Board agreed with Mr. Grove's recommendation that HCA employees be recognized during the Holidays – with the same practice/procedures that have been in effect for over ten years.

Adjournment

Hearing no additional business, Mr. Brower Motioned that the meeting be adjourned, Mr. Seabrook seconded, and the Motion passed with a vote of 8 for, 0 against. 9.39pm.

June Cannon
Vice President / Secretary

Events/Programs

Upcoming Events for Remainder of 2019:

- S'mores Bar – Thursday, November 14
- Southern Christmas Show – Friday, November 15 (full)
- Senior Christmas Dinner – Friday, December 13

2020 Events:

- New Year's Breakfast – Wednesday, January 8
- Mac and Cheese Cookoff – Wednesday, January 22
- Sweetheart Luncheon – Friday, February 14
- Avoiding Senior Scams – Wednesday, February 19
- Pancakes-On-the-Go – Wednesday, March 4
- Indoor Yard Sale – Saturday, March 14
- St. Patty's Day Luncheon – Tuesday, March 17
- Augusta Canal Tour and Lunch – Thursday, April 2
- Easter Egg Hunt – Saturday, April 11
- Spring Break Sports Camp – Monday, April 13 – Friday, April 17
- Shred Day – Saturday, April 25
- Community Picnic – Saturday, May 2
- Senior Health Fair – Wednesday, May 13
- Charleston Tea Plantation – Thursday, May 14
- Laser Tag – Saturday, May 30
- Ice Cream Sundae Bar – Thursday, June 4
- Dance Through the Decades – Wednesday, September 16
- Billy Graham Library – Wednesday, September 23
- Charleston Gullah Tour – Thursday, October 8
- Cherokee Casino Trip – Thursday, October 22
- Ladies' Self-Defense Class – Saturday, October 24
- Trick-or-Treat Trail – Saturday, October 31
- Biltmore Day Trip – Tuesday, November 3
- Thanksgiving Luncheon – Thursday, November 12
- Southern Christmas Show – tbd
- Letters from Santa deadline – Friday, December 11
- Senior Christmas Dinner – Friday, December 11

2020 Planned Programs:

- Monthly Bingo
- Technology class to assist seniors with smartphones, tablets, laptops, etc. – held once each month
- Café Mornings – every Monday from 9 am – 10 am – allows seniors time to fellowship and enjoy coffee, games, and light refreshments
- One-on-one meetings with a lawyer – lawyer will come to make a group presentation and then set aside time afterwards to meet with individual attendees to discuss estate planning, any questions they have, etc.
- Five Wishes Program – presentation will be given quarterly and will give seniors an opportunity to fill out the Five Wishes Application which allows them to guide important medical care decisions that might be made if they ever get seriously ill
- Personal Training – 4 30-minute sessions will be offered and instructed by Coach Calvin at no cost. If seniors want to continue, private training sessions will be available for \$80 for four sessions.
- Six-week Ballet classes will be offered for ages 3-5 and 5-8, starting in February and continuing throughout the year. Four sessions will be offered.
- Two six-week Beginners Shag classes will be offered – one in Spring and one in Fall

Ongoing Classes:

- Senior Cardio – Tues. & Thurs. 9:30 am-10:30 am
- Sit and Fit – Mon., Wed., & Fri. 9:30 am-10:30 am
- Chair Yoga – Tues. & Thurs. 10:45 am-11:30 am
- Yoga – Mon., Wed., & Fri. 10:45 am-11:45 am
- Soul Line Dancing – Mon. & Fri. 6:30 pm-8:30pm
- Card Making – last Tuesday of each month
- Bingo – second Friday of each month
- Mahjong – every Tuesday, 1:30pm-3:30 pm
- Water Aerobics – Mon.-Fri., 9:30 am – 10:30 am, 10:45 am – 11:45 am
- Evening Water Aerobics – Mon. & Thurs., 6:15 pm – 7:15 pm
- Arthritis Water Class – Mon., Wed., & Fri., 12:00 pm-1:00 pm
- Deep Water Aerobics – Tues. & Thurs., 12:00 pm – 1:00 pm, Sat., 10:30 am – 11:30 am
- Senior Arts & Crafts – Mon., Wed., & Fri., 10:30 am – 12:00 pm
- Book Club – first Thursday of each month
- Harbison Garden Club – monthly meetings tbd