

**HARBISON COMMUNITY ASSOCIATION  
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS  
August 31, 2021**

**Note: Due to Social Distance guidelines resulting from the COVID-19 Virus, this Regular Board Meeting is being held by “Zoom” – instead of an actual meeting at the Community Center.**

Board Members attending were Mr. Hank West (President), Mrs. June Cannon (Vice President / Secretary), Mr. Ozzie Nagler, Ms. Julie Lucas (Treasurer), Mr. Terry Helsley, Mrs. Mackenzie Fontaine. Absent: Mr. Stan Seabrook, Ms. Crystal Bowen. Association Staff Members attending were Mr. Dave Grove, Mr. Kaden Watson, Ms. Betty Brooks, Mrs. Danell Gunter, Mr. Ray Cloutier. Residents participating by “Zoom” –Ms. Betsy Russell, Ms. Carolyn Turner, Dr. Constance Yearling, Mr. Ike McCravy, Ms. Frances Clouston, Mr. Erik Hardy, Ms. Delores Cauthen.

A quorum being present for the meeting, Mr. West called the Meeting to order at 6:06pm.

**Approval of Minutes:**

After discussion. Mr. West asked for a Motion to approve the following Minutes:

June 29, 2021                      Motion to Approve – Mrs. Cannon, Seconded by Mr. Helsley  
Motion Approved 6 For, 0 Against. Absent at Time of  
Vote: Mr. Seabrook and Ms. Bowen.

**Member Input:**

- Ms. Carolyn Turner – complimented Board and all Employees for work performed, especially the Maintenance and Aquatic personnel – keep up the good work
- Ms. Betsy Russell – asked about access to the Tennis “Hitting Wall” – Staff member “D” Gunter explained that it had been closed temporarily (due to surface area being reworked) but hopefully, within days – it would be open again.
- Dr. Constance Yearling – encouraged the Board to do what is necessary to have more opportunities for people to get access to the facilities – and programs. She had seen some kids going around / over the fence in order to gain access to some tennis courts (possibly because they did not have a gate key).
- Mr. Ike McCravy – expressed his concern over Non – Members using the tennis courts which were paid for by assessment fees from HCA members – and while he was not opposed to non members playing, they should pay a substantial fee so the Association could recoup some of its cost. He urged the Board to support the Staff on their recommendations (regarding new locks for the gates, increasing fees for non residents, and preventing individuals from teaching – and collecting fees -without Staff’s approval.
- Ms. Frances Clouston and Mr. Brad Gates – complained about the aggressiveness of covenant enforcement on their street – with a request to be left alone. They had been cited for a violation (grass) and they were taking care of the issue, but they continued to see the HCA Covenant vehicle patrolling on their street. (Note: The Covenant Manager patrols each work day throughout the HCA areas).
- Mr. Erik Hardy – stated that he could not see what he was getting for his money (fees); what is HCA doing to address the Homeless population in the area; where is Harbison going - what is HCA’s Comprehensive Plan?
- Ms. Delores Cauthen – Asked if HCA could help in getting a large Pot Hole repaired at the intersection of Broad River and Forestview Circle. Dave Grove stated that he would contact the proper authority the next day. She suggested that we look into installing “Crime Watch” signs in the area.

**DDRC:** Mr. Nagler presented the DDRC report.

- \* Home Owner, solar approved – Forest Trail Ct (“Forest 1 area across Broad River Rd.), 07-01-21
- \* Cosmo Pro, signage approved – 275 Harbison Blvd (Harbison Center, Total Wine, et al), 07-08-21
- \* Columbiana Centre, additional 2022 dates for one day “Special Events” (Blood Drive) – 100 Columbiana Circle, 07-14-21 & 08-25-21
- \* PopShelf, signage & new paint approved – 250 Harbison Blvd. (formerly Pier One Imports), 07-14-21
- \* Chick-Fil-A, complete construction drwgs. for demolition of existing bldg. & construction of new facility – 294 Harbison Blvd., 07-14-21
- \* Great Southern Homes, preliminary / conceptual approval ONLY for proposed “Single – Family” attached homes – 14.1 +/- ac tract at corner of Broad River Rd. & Piney Woods Rd. 07-22-21
- \* Time to Shine Car Wash, preliminary / conceptual approval ONLY – 291 Harbison Blvd (formerly B.B.& T Bank, 08-20-21

**RDRC:** Mr. Cloutier presented the RDRC report.

- \* New front deck (stoop) w/shingled roof approved, Forest Trail Ct – “Forest 1” (area across Broad River Rd.), 07-22-21.
- \* New Vinyl siding approved, Chinquapin Circle – earlier section of Harbison (off Chinquapin Rd.) 07-22-21
- \* 12’ x 18’ composite wood deck approved, Yearling Ct – “Bellemont” (area off Columbia Ave. near Midlands Tech. College), 07-22-21
- \* 8’ x 10’ wood utility shed approved, Arborview Ct. – “The Arbors “ (area across Broad River Rd) 08-04-21
- \* New Paint approved, Bent Bough Circle – earlier section of Harbison (off Woodcross Drive), 08-04-21.
- \* Pergola approved, Hamilton Park Dr. – “Hamilton Park” (area off Columbia Ave near Midlands tech. College), 08-25-21
- \* 6’ wood privacy fence approved, Heather Ct – “Forest 11” (area across Broad River Rd. ), 08-25-21

**Old Business:**

Executive Director Dave Grove reported that the clarifications on placement of signs / flags (approved at the 6/29/21 Board Meeting) were implemented with good results. Those clarifications were very much needed - and residents seemed to welcome the news. There was one resident who immediately took down his flag (which would not have been acceptable under the new clarifications) and replaced it with an American Flag. The clarifications addressed the US Flag, Yard/Garage Sale signs/flags, Political/Campaign, Schools and Sport teams, Seasonal or Holiday flags, Signs/Flags that are prohibited.

**New Business:**

**Staff Reports:**

Danell Gunter – explained that the Summer programs had been very successful with no incidents (Summer Camp, Youth Tennis, Swim Team and other Aquatic programs). The number of people wanting to play Tennis continued to increase which was very exciting – but she addressed some problem areas mentioned previously by residents: getting access to the courts, pre-registration for court times, tennis instruction being given by non-HCA personnel (not authorized). “D” explained the steps that were underway to address these issues. The new Pickleball Court will be ready for use when the nets are installed and for the first few weeks – only HCA residents will be permitted to play on the Court to determine the level of interest before non – residents or non members are permitted to use the courts.

Betty (“Cookie”) Brooks – explained the \$50,000. Grant received from the City’s “H” Tax program. The “H” tax or “Hospitality Tax” is a fee imposed by the “...City of Columbia on the purchase of prepared or modified foods and / or beverages...” She indicated that the grant funds will be used to attract more people – especially tourists – to the business establishments in Harbison and surrounding areas. NOTE: HCA was the

only known organization to successfully submit an application and receive funds from the "H" tax – which is partially funded by the taxes paid by HCA businesses. This Grant of \$50,000. will hopefully increase the number of people visiting their establishments and increase their business.

Kaden Watson – discussed Covenant Enforcement: From 01/2021 – 08/25/2021 159 Violations (124 Closed and 35 Open). Most violations involve Signs, Grass, Trash. He explained some of the many maintenance projects finished or are underway. Specialized contractors are being used to perform some work.

Dave Grove – discussed Finances of the Association. As of 07/31/2021 the Association had in the Bank: Operating Fund \$ 1,750,538. and Reserve Fund \$ 600,780. for a total of \$ 2,351,544.

Delinquency was down to 5% at the time assessments were due (06/30/2021) which is within the guidelines for our type of business (delinquency should not exceed 10%). As of 07-31-2021 Net Income compared to the approved Budget for year to date \$ 110,020. Under the budget. (NOTE: Complete Copy of Financial Results as of 07/31/21 available to Residents from HCA's Finance Office).

Adlerian Child Care Center – Dave Grove explained that the building, adjacent to the Community Center was vacant and it was not desired to re-lease it to any tenant, but to retain the building for HCA to use. Any tenant would perhaps want a lease of 5-10 years and by retaining it under HCA's control, HCA can determine the usage. Ms. Brooks explained that she had received a few suggestions from residents – basically, it should be used for "Community Activities" – meetings, programs. Staff will present suggestions for the usage of the building, to include a Proposed Budget at the October Board meeting.

Cricket Players – Following the Staff Reports, there was general discussion regarding the fact that several Members had observed Cricket Players using the – "Hitting Wall" and the unfinished "Pickleball Court" for practice. It was thought that the 10' fence on those courts was desirable for their practice – which allowed them to contain their balls. However, some damage was done to one of the playing surfaces by their rackets. Staff will establish some rules – stating that Cricket is not allowed on the courts. Meanwhile, Board Member Ozzie Nagler suggested that Staff look into the feasibility of establishing a playing field for Cricket Players behind the Community Center Building, on the "Ball Field" playing area. Grass is the typical playing surface for cricket, not asphalt or concrete.

### **Executive Session:**

Mr. Nagler Motioned that the Board move into Executive Session to discuss some legal issues, Mrs. Cannon Seconded and the Motion was approved 6 for, 0 against, 2 Absent (Ms. Bowen, Mr. Seabrook) 7:41pm

Ms. Lucas Motioned for the Board to come out of Executive Session, Mr. Nagler Seconded and the Motion passed with a vote of 6 for, 0 against, 2 Absent (Ms. Bowen, Mr. Seabrook) 8:49pm

### **Adjournment:**

Hearing no additional business, Mr. Helsley Motioned that the Meeting be adjourned, Mrs. Fontaine Seconded, and the Motion passed with a vote of 6 for, 0 against, 2 Absent (Ms. Bowen, Mr. Seabrook) 8:50pm



June Cannon, Vice President / Secretary