

**HARBISON COMMUNITY ASSOCIATION
MINUTES TO THE MEETING OF THE BOARD OF DIRECTORS
February 22, 2022**

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, Mr. Terry Helsley, Ms. Crystal Bowen, Mr. Stan Seabrook, Ms. Julie Lucas, Ms. Taryn Trefethen-Boileau. Association Staff Members attending were Mr. Dave Grove, Mr. Kaden Watson, Ms. Betty Brooks, Mrs. Danell Gunter, Mr. Ray Cloutier, Ms. Yolanda Vinson. Residents participating by “Zoom” –Ms. Carolyn Turner, Mr. Mike Templeton, Dr. Brandon Gantt, Ms. Avian Jones, Ms. Kelly Bush and several Members of the Thorn Tree Home Owner’s Association.

Call To Order: Mr. West called the Meeting to Order at 6:06pm. It was Determined that a Quorum was present.

Approval of Minutes: After discussion, Mr. West asked for a Motion to approve the following Minutes:
Regular Meeting November 30, 2021 Motion to Approve: Mrs. Cannon, Seconded by Ms. Bowen
Motion approved 7 for, 0 against, 1 absent at time of vote (Ms. Lucas)
Member Input Meeting January 25, 2022 Motion to approve: Mr. Nagler, Seconded by Ms. Bowen
Motion approved 7 for, 0 against, 1 absent at time of vote (Ms. Lucas)

Lester Gross Award: Ms. Betty Brooks recommended that the **Wheels Harbison Area Transit** receive the 2022 Lester Gross Award for their contributions to the greater Harbison area. This Volunteer Agency has – for over 35 years – assisted individuals (especially elderly and disabled people) in transporting them to medical appointments, food and shopping stores, etc.

After discussion, Mr. West asked for a Motion to approve the recommendation: Mr. Nagler Motion to Approve, Seconded by Mr. Helsley. Motion Approved 7 for, 0 against (Note: Ms. Lucas had telephoned Executive Director Dave Grove of her approval and support of the Motion – as she was in traffic). See attached Recommendation.

2022 Nominating Committee Report:

Mr. West asked the two Petition Candidates present if they would like to make any comments to the Board and other Members present.

Mike Templeton (candidate for a “D” Seat) introduced himself. He has been a tenant in one of the Apartment complexes for several years, has used many of the HCA facilities and pledged (if elected) to support the HCA Mission / Values objectives.

Dr. Brandon Gantt (candidate for a “C” Seat) introduced himself. He has been a resident in Harbison for 4 years and is employed by Lexington County School System as an Employment Development Coordinator. If elected, Dr. Gantt would like to see more programs for all age groups.

NOTE: The remaining Petition Candidate – Ms. Patricia Smith Jenkins – called – she had planned to attend but due to a family emergency, she had to cancel.

Mr. West asked for a Motion to approve the 2022 Nominating Committee’s Report - as the **Slate of Candidates** – for the 5 open HCA Board of Director seats – to be decided at the April 26, 2022 Annual Meeting. Mrs. Cannon Motioned to approve the Report, Ms. Bowen Seconded and the Motion was approved 8 for, 0 against.

Member Input :

1. Ms. Kelly Bush – and several Members of the Thorn Tree Homeowner’s Association – requested that the Harbison Community Association take ownership of a Thorn Tree Common area. The area requested consists of a green space with a walking trail that goes from Thorn Tree, behind some of their homes to Heritage Village Lane. Ms. Bush indicated that the walking path was built by the developer of Thorn Tree, but never turned over to HCA. It has remained as a part of Thorn Tree -and Thorn Tree has been paying for the maintenance upkeep for many years. To reduce their financial expenses, Thorn Tree would like to “donate” this Common Area to HCA.

After a brief discussion, Mr. West advised that the HCA Board and Staff would review the request and inform Thorn Tree of any decision by the Board.

2. Ms. Carolyn Turner – expressed her thanks to the Staff for their work in making the Community Center a great place – and she specifically praised the HCA maintenance employees for keeping the walking trails safe and clean. She walks her dogs at least two times per day on the walking paths and they are a wonderful benefit for her – and many others.
3. Ms. Avian Jones – asked that HCA Maintenance employees look at some boards on the “Boardwalk” portion of the walking trail – some boards may need to be repaired – they appear to be “sagging”.

DDRC: Mr. Nagler presented the DDRC Report.

- * Pyramid Contracting, signage approved – formerly Hall Marine, 951 Western Lane 12-16-21.
- * Kiaros Mediterranean Restaurant – signage approved 120 Columbiana Circle (formerly Ruby Tuesdays) 12-16-21.
- * Lowes, exterior air compressor (pump) approved – 290 Harbison Blvd 01-04-22
- * Any Lab Test Now, signage approved – 252 Harbison Blvd., Suite “H” Harbison Court (Nordstrom Rack, et al) 01-11-22.
- * The Joint, replacement signage approved – 252 Harbison Blvd., Suite “O” Harbison Court (Nordstrom Court) 01-11-22.
- * Harbison Center, 1st phase remodeling approved (Rooms to Go) and enlarging Center with addition of 8600sf +/- space for speculative tenants, and creation of two outparcels – one for the construction of a “Panera Bread” and the other only “pad ready” development – 275 Harbison Blvd 02-02-22.

RDRC: Mr. Cloutier presented the RDRC report.

- * Relace Deck approved, Southfern Court – earlier section of Harbison (off Forest Edge Road), 12/09/21.
- * Paint House approved, Carriage Trace Court – earlier section of Harbison (off Chinquapin Road) 12/16/21
- * 16’x10’ Utility Shed approved, Quill Court – off Crossbow Drive (near Harbison West Elem. , 01/20/22
- * 6’ Wood Privacy Fence approved – Yearling Court – “Bellemont” (area off Columbia Ave. near Midlands Tech. College) 02/02/22
- * Expand Driveway approved, Whitewood Circle – earlier section of Harbison (off Tawny Branch Road) 2/15/22.

Staff Reports:

Executive Director Dave Grove reported that preliminary financial results for year ending 2021 showed Revenue exceeded Expenses (R/E) by \$ 213,542. Which was very good, especially considering the large number of improvements made in 2021. Total Revenue was \$ 2,789,662 and Total Expenses - \$2,576,120. In addition, Total Funds in the Bank as of 2/21/22 exceeded funds in the Bank 2/19/21 by \$261,049. Also, 2022 was the 4th consecutive year in which the Board of Directors had kept the HCA variables (used in determining the annual assessment) – the same!

Other Staff Members briefed the Board on 2021 / 2022 activities in their area of responsibilities. These will be explained in more detail at the forthcoming Annual Meeting of the Members on April 26, 2022.

Executive Session:

Ms. Bowen Motioned that the Board move into Executive Session to discuss some legal issues, Mrs. Cannon Seconded and the Motion was approved 8 for, 0 against. 7:07pm

Mr. Seabrook Motioned for the Board to come out of Executive Session, Ms. Bowen Seconded and the Motion passed with a vote of 8 for, 0 against. 7:42 pm

Adjournment:

Hearing no additional business, Mrs. Cannon Motioned that the Meeting be adjourned, Mr. Nagler Seconded, and the Motion passed with a vote of 8 for, 0 against. 7:43pm

Approved by Julie Lucas, Vice President / Secretary SEE EMAIL attached

Date 5.16.2022

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