

**Harbison Community Association (HCA)**  
**MINUTES: MEMBER INPUT MEETING**

March 29, 2022

**NOTE: Due to Social Distance Guidelines resulting from COVID-19 virus, this meeting was held by "Zoom" instead of in-person at the Community Center.**

**Board Members attending:** Mr. Hank West (President); Mrs. June Cannon (Vice President/Secretary); Mr.

Ozzie Nagler; Ms. Julie Lucas (Treasurer); Ms. Crystal Bowen; Ms. Taryn Trefethen-Boileau.

Absent: Mr. Terry Helsley, Mr. Stan Seabrook

**HCA Staff attending:** Mr. Dave Grove- Retiring Executive Director; Ms. Cindy Kelleit- New Executive Director;

Mr. Ray Cloutier- Senior Advisor, Director of DDRC & RDRC; Ms. Yolanda Vinson, Finance Director; Mr. Kaden

Watson, Maintenance Director; Mrs. Danell Gunter- Programs Director; Ms. Cookie Brooks- Community

Resources Director.

**Members requesting meeting log-in or input:** Ms. Ruby Hall, Ms. Kelly Danias, Ms. Rhittie Gettone, Ms. Princine Reid, Mr. Barry Walker, Ms. Carolyn Turner, Ms. Patricia Jenkins, Ms. Marcella Ellsworth, Ms. Constance Yearling

Mr. West called the Meeting to order at 6:08pm.

Mr. West explained that this was a meeting to listen to the concerns of members.

**NOTE:** The next regularly scheduled Board Meeting is April 26<sup>th</sup> immediately after the Harbison Community Association Annual Meeting at 7pm – in person and "Zoom".

HCA Candidate Forum- April 12<sup>th</sup> at 6pm in the Community Center and "Zoom".

**Member Input:**

**Ms. Ruby Hall** – 3:30:22 Called and sent her an email asking if she had problems signing in or decided not to join, asked her to call if she had questions.

**Ms. Kelly Danias** – Listening, no questions

**Ms. Rhittie Gettone** - Just wanted to visit and listen

**Ms. Princine Reid** – 3:30:22 Called and sent her an email asking if she had problems signing in or decided not to join. Asked her to call if she had questions.

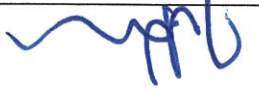
**Mr. Barry Walker-** Mr. Walker is a resident, and the Mayor of Irmo. He stated his concerns over voting. He said that people had been calling him to express their concerns regarding understanding the process and how candidates can know who the actual eligible voters are in Harbison for campaigning purposes. Mr. West committed to the HCA reviewing the voting procedures, timing and external communications to be sure we are doing all we can to keep the integrity of our covenants and by laws, while making voting as accessible to everyone as possible.

Mrs. June Cannon mentioned that: *all* residents can vote and are therefore *potential* voters. Neighbors that know you and have the same interests – they are great potential voters. She said that was how she was elected, by campaigning to residents. Mr. Grove, retiring Executive Director, said that voting rights are suspended for residents/owners that are delinquent on assessments and therefore the information is not public due to the specificity of voter eligibility based on privacy issues.

Mr. Walker felt the HCA was not providing enough information on the process. The overall response was that the information is available on our website; Under: Association: Board of Directors: Election Information (This information is updated as deadlines pass, and new information is available.)

Available @  
mtg 5/31/22

Ms. Julie Lucas, Vice President / Secretary



Date  
5/31/22

7:02pm

Mr. West thanked everyone for attending and concluded the meeting by closing the "ZOOM" platform at

Mr. Walker also announced that the Town of Irmo's 'birthday' is December 24<sup>th</sup>.

Mr. Walker mentioned that the Town of Irmo received \$5M from the Federal Government (President Biden) and will be doing community events and addressing needs in Irmo. They are scheduling meetings to discuss, and prepare for, producing community events. He suggested we have someone in attendance.

**Ms. Patricia Jenkins** – Had difficulty joining zoom, tried to call but meeting had already started. Offered to get her on early next time, before the meeting starts to be sure she can participate.

**Ms. Marcella Ellsworth** – 3:30:22 Called and sent her an email asking if she had problems signing in or decided not to join. Asked her to call if she had questions. She said she was asked to see if we planned to extend the Community Center hours back to 9pm now with daylight savings time.

**Ms. Constance Yearling** - Listening

**Ms. Carolyn Turner** – expressed THANKS to the Staff of HCA for keeping the trails in great shape. She walks the pathways/trails every day and is very pleased with their upkeep by staff.

**Mr. Erik Hardy** - was also concerned about voting and mentioned that people were calling him about the difficulty in understanding the process. He wanted to be able to find out who the eligible voters are (see Board and Staff responses above). Mr. Hardy offered to poll residents for the HCA. Mr. Nagler and Mr. West stated that we had university professors offer to do polling as well. It was explained to Mr. Hardy that we will poll all residents, not just those whose concerns he hears. Mr. Hardy stated that he has worked with many other Home Owner Associations (HOAs) and their voting is much more simple, and understandable. Mr. West, Mrs. Cannon and Mr. Grove stated the voting process has been in place for many years. It is dictated by the Harbison Declaration of Covenants and the By-Laws of the Harbison Community Association.

Finance Director, Ms. Yolanda Vinson, mentioned that there was an HCA Board Election outline in the January 2022 Assessment packet for all property owners of Harbison.

Mr. Grove stated that notices are posted in the Community Center for all upcoming election information on a continuing basis.

MEMBER INPUT RESPONSE:

Mr. Barry Walker:

Cindy Kelleit and Dave Grove met with Barry when he came to the office to visit. We answered his questions but his main concerns are that the rules set up are not published for residents or candidates. We said we would make an effort to clarify. He also was concerned about who counts the votes (volunteers- 2 staff, 2 residents and how they are selected.) He suggested we use people from our CPA firm.

Ms. Marcella Ellsworth sent in questions:

1. The street lights on Tawny Branch Road have recently been replaced with lighting that is much brighter and that is probably a good thing. My concern is if the same change is being planned for the lighting along the walking trails.
2. We recently received a notice that Richland County has created a new Zoning Map. What effect if any will the new zoning district assigned to Harbison properties have? 3. Are there any plans to manage the invasive English ivy growing in areas along the trails

RESPONSE

Email to Ms. Ellsworth:

1. The trails will be lit with the same lighting by Dominion. It is our understanding that the lights are directional and can be directed for best lighting purposes. Please let us know if there are any issues and we will see what we can do to minimize the urban light issue.
2. The ivy is an issue without many good options. It is difficult to kill.

Diane Perdue-Shupe- sent in some questions:

Updates on construction on piney woods road? Are they going to be allowed to clear cut?

Tree cutting – do we still maintain that trees 4 inches & up require permission? Have recently seen a healthy mature oak removed due to carpenter ants. An arborist would never have indicated removal. Carpenter ants should be treated not the tree removed as ants simply relocate.

Am seeing numerous pines removed.

What are the criteria for allowing? We should have a committee for this much as for anything else that affects property value including arborist input. Unlike painting a house, a funky color – replacing a mature hardwood or conifer is not possible.

NOTE – the noise level from interstates continues to grow as Harbison allows more trees to be removed plus the development of near properties that are non-Harbison.

Thanks again for all your efforts – much appreciated.

**RESPONSE**

Email with response from Ray Cloutier and Scott Lynch:

Harbison's review committee (DDRC) has not heard or seen anything further as to the status of that proposed 76 single-family attached homes' development there at the corner of Piney Grove Rd & Broad River Rd.

Most explicitly, NO this proposed development will not be allowed to "clear cut". The Harbison DDRC's Guidelines do require certain area of any site's development to remain in its natural state. Along with that, the Guidelines do also require that along any public street frontages at the spacing of every 20' a large canopy tree be planted. Lastly this properties' terrain is with a significant uniform slope from Broad River Rd down to the existing creek/drainage channel that is along that, the southern property line. For reference that creek/drainage channel is along the activities fields in the rear of the Community Center. Due to the sloping of this property, this development will require grading in order for the creation of "pads" for the proposed attached homes and the creation of the internal public streets' grade and the proper control of the surface drainage between and around the future homes. The DDRC will review the proposed grading plan and will determine where any of the existing natural ground slopes do not have to be graded with this development and then pursue the saving of any existing vegetation in those areas.