



"It's all here..."

Harbison Community Association  
REGULAR BOARD MEETING

**Tuesday August 30<sup>th</sup> 2022**

6:00 pm

Note: Due to Social Distance guidelines resulting from the COVID-19 Virus, this Regular Board Meeting is being held by "Zoom" and in person at the Harbison Community Center.

**Board Members** attending were Mr. Hank West (President), Mr. Ozzie Nagler - Zoom, Mr. Terry Helsley, Mr. Stan Seabrook, Ms. Taryn Trefethen-Boileau- Zoom, Mrs. Patricia Jenkins.

**Association Staff Members attending:** Ms. Cindy Kellett, Ms. Cookie Brooks, Mrs. Danell Gunter, Mr. Ray Cloutier - Zoom, Ms. Yolanda Vinson- Zoom, Mr. Scott Lynch, Mr. Nick Spencer

**Absent:** Mrs. Julie Lucas (Vice President / Secretary),

The meeting was called to order at 6:05pm by Mr. Hank West, President. He called to determine a Quorum and it was established.

### **Previous Board Minutes**

Mr. West invited the board to approve the minutes from June 28, 2022 - Regular Board Meeting and asked if there were any changes. There were several clarifications, and he made a motion to approve. Mr. Terry Helsley moved to approve, and Mrs. Patricia Jenkins seconded the motion. The minutes were approved with corrections.

### **Resolution to form Business Advisory Council**

Ms. Taryn Boileau presented a resolution for the Board to establish a Business Advisory Council to provide input on matters pertaining to the business community of Harbison, one specific and current issue is homeless population problems in the community. The Council will build political clout to work with law enforcement, city, and county representatives to build rapport and support for Harbison Business Community to garner the support which has been lacking in the past. Mr. West made a motion to approve the resolution and Mr. Helsley moved to pass the resolution and Mrs. Jenkins 2<sup>nd</sup> the motion. The resolution passed unanimously.

The first meeting of the Business Advisory Council will be held at Columbiana Mall Food Court October 5<sup>th</sup> and 7<sup>th</sup> 2022. (Two meetings will be available to reach as many members as possible). An invitation will be mailed to all property owners and tenants of the properties in the Harbison Business District. Some of the goals will be to reduce or eliminate the homeless population, build a coalition of business leaders to lobby our representatives for more resources based on the tax base provided by this area, produce leaders that will participate as Harbison Community Association board and committee members and apply for grants such as the Hospitality Tax Grant.

### **Board Community Safety Committee Report**

Ms. Kellett reported for Mrs. Julie Lucas on the last Safety Committee meeting. The Safety Committee discussed the homeless situation primarily in the business district and what we are doing to address the issue. Scott Lynch presented the Neighborhood Watch program which is a national

program founded by the National Sheriff's Association. Scott presented signage that can be purchased through the program, a 'how to' kit and other information. The key to the program is to get your neighbors involved and agree to a plan for alerting each other about anything going on in the neighborhood. We also discussed petty, crime, shots being fired and the other issues we have been alerted to in Harbison. While these are all law enforcement issues (Harbison covenants do not cover security or law enforcement) the committee has some very specific concerns regarding the teen participants that could be addressed to better control the issue. Ms. Kellett has been in touch with Mayor Barry Walker, Pastor Johnson of Universal Outreach and Dr. Akil Ross, Superintendent of Rich/Lex 5. There is meeting planned to discuss teen and 'tween' program in the community and how we can all work together. Many of our residents feel this age group is involved in the petty crime and some other issues.

### **DDRC Report**

Mr. Ozzie Nagler, Board Member, DDRC Committee

- **Taco Bell**, redevelopment drawings approved, – 145 Harbison Blvd, (presently Del Taco), 06-30-22.
- **Kohls**, replacement signage approved – 120 Harbison Blvd, 07-14-22.
- **Express Car Wash**, preliminarily/conceptually approved – 1290 Bower Pkwy, (currently Tsunami Restaurant), 08-01-22.
- **Homeowner**, solar approved – Pioneers Point Ct, "Settlers Station" area of Harbison (off Columbiana Dr), 08-03-22.
- **Jared's**, replacement signage approved – 343 Harbison Blvd (near Columbiana Centre), 08-03-22.
- **Petco**, new "vetco total care" signage approved – 262 Harbison Blvd, Ste. "A" (Harbison Court Center – Nordstrom Rack, et al), 08-03-22.
- **Homeowner**, solar approved, – Forestview Cir, "Forest I" area of Harbison (across Broad River Rd), 08-22-22.
- **Grace United Methodist Church & Christus Victor Lutheran Church**, one day Special Event – "Faith and Blue Celebration" approved – 410 & 400 Harbison Blvd, 08-26-22.

### **RDRC Report 06/29/2022-08/30/2022**

Mr. Ray Cloutier, Chair DDRC, RDRC Committee Staff

- \* **6' Wood Privacy Fence approved**, Hartwood Cir – earlier section of Harbison (off Tawny Branch Rd), 07-11-22.
- \* **8' x 10' Utility Shed approved**, Greenbow Ct – near Harbison West (off Crossbow Dr), 07-12-22.
- \* **New Trim, Windows & Gutters approved**, Eastpine Pl – earlier section of Harbison (off Harbison Blvd), 07-12-22.
- \* **Expand Driveway & 8' x 16' Deck approved**, Forestland Ct – "Forest I" area (off Broad Rd 07-22-22).
- \* **New Vinyl Siding approved**, Hillpine Ct – earlier section of Harbison (off Piney Woods 07-22-22).
- \* **12' x 17' Roof over existing deck approved**, Timbercreek Ct – "Archers Courts" area (off Archers Ln), 07-25-22.
- \* **5' Black Aluminum Fence approved**, Twin Creek Ct - "Archers Courts" area (off Archers Ln), 07-29-22.
- \* **6' White Vinyl Privacy Fence approved**, Fairforest Ct - earlier section of Harbison (off Fairforest Rd), 08-01-22.

- \* **Handicap Ramp approved**, Woodpine Ct – earlier section of Harbison (off Piney Woods Road 08-01-22.

**6' Wood Privacy Fence approved**, Quill Ct – near Harbison West (off Crossbow Dr), 08-04-22.

### **Executive Director's Update**

Ms. Kellett reported on the Risk Management undertaken by Harbison staff with our insurance broker AND the insurance carrier, Philadelphia. We discovered a good deal of deferred maintenance in the building some of which is rather costly. Scott Lynch has undertaken a reserve study to assist in budgeting toward these issues as needed. The other big issue from the Risk Management exercise is the lack of Policy and Procedures for our organization. This task will be an extensive undertaking starting with a complete set of hard copy board meeting minutes and Book of Resolutions. Ms. Kellett also thanked the staff for their hard work and dedication to the 'Clean-Up Week'. This week is when we close the facility for the week after summer camp. Staff is all very proud of the effort and have received many thanks and compliments from our members.

### **Summer Programs**

Ms. Danell Gunter, Program Director reported on the Summer Camp Program- We had a great 10 weeks of summer with lots of programs going on. Our summer camp was very successful. We had 84 registered summer camp participants. Our coaches kept them busy with a variety of sports some to include volleyball, basketball, flag football, tennis and cheerleading. Station 16 Firefighters came out and talked to the campers about fire safety. Other activities that our campers did were daily arts and crafts and swimming. Our swim lessons were very popular this summer. We offered morning, afternoon and weekend lessons. All of our swim sessions were at full capacity except for our last one. Our summer swim league had 40 participants and had an incredible amount of fun this summer. Our fall swim team starts back up in September.

### **Resident Input**

Mr. West reviewed the list of members that signed up to speak during the input portion of the Meeting:

Ms. Cheryl Johnson alerted us to some issues on the Pathway near her home that needs some attention as this portion is not wheelchair friendly. Kaden Watson is the maintenance person and will so that Ms. Johnson can show him where the concern is on the pathway. Handicap Accessibility is an important as a value of Harbison.

Ms. Doris Spells spoke about the issue of Air BnB's and her concerns over their lack of regulation by Harbison. She feels it is a home business. Mr. Lynch said they are not classified as a home business, they are considered short term tenants. The business is not conducted on site. We are watching how other entities are dealing with the issue from a legal standpoint as the DDRC has no ruling on the situation since it is a new business development in terms of type of business.

Ms. Kay Brown wanted to know how the Dominion lighting was proceeding on the Pathways in Harbison. They are continuing to install the lighting. Ray Cloutier, Development Director and Senior Advisor is the staff in charge of this project.

Mayor Barry Walker wanted to know when we would convene the Voting Process Committee and offered to be a member of that committee. Mr. West stated the committee had not been appointed yet but that Mayor Walker would be on the committee as requested. Mr. West stated that the committee

would be convened before January 1<sup>st</sup> 2023.

Dr. Constance Yearling stated that she did not agree with closing the center for a week. She was very disappointed with the arrangement of use provided by the YMCA. To clarify, the YMCA offered to provide some hours to our members as a favor to Harbison as this has been a reciprocal agreement in the past. Harbison has no control over what the YMCA offers and we are thankful for the generosity of any free services they can provide our members.

Mr. Seabrook wants sanitizer bottles for use in the Men's locker room (like those use for exercise equipment). As children are allowed in the locker rooms, it is policy to not provide these open bottles for use there. However, Mrs. Gunter stated we can make available for Mr. Seabrook if he wishes to keep a locker for this purpose.


Dr. Yearling wanted to know why the DDRC and RDRC reports were not part of the minutes in the recent past. The new Executive Director, Ms. Kellett apologized for the error and will correct going forward with attachments in a pdf copy that gets posted on the website.

Mr. West called for the board to move into Executive Session to discuss a personnel issue. Mr. Seabrook made a motion, Ms. Boileau seconded the motion. The board went into Executive Session at 7:10 pm. The board came out of Executive Session.

#### Adjourn

Mr. West asked for a motion to Adjourn, Mrs. Jenkins motioned to adjourn, Mr. Seabrook seconded the motion and the meeting was adjourned at 8:25pm.

  
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Ms. Julie Lucas, Vice President/Secretary

  
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Date