



"It's all here..."

**Harbison Community Association
REGULAR BOARD MEETING MINUTES**

Tuesday June 28, 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), Mrs. Julie Lucas (Vice President / Secretary), Mr. Ozzie Nagler - Zoom, Mr. Terry Helsley, Ms. Crystal Bowen - Zoom, 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.

Call to Order

Hank West, President and Chief Executive Officer called the meeting to order at 6:04pm. There were issues with the Zoom meeting again. Mr. West: A Quorum was determined Mr. West asked for a motion to approve Board Meeting Minutes from April 26th 2022. Mr. Seabrook made a motion to approve the minutes, Ms. Boileau seconded. Minutes were approved.

Resident Input, Mr. West opened the floor for member input.

Mr. Ike McCravey was concerned about enforcement of covenants. He wants the staff to benchmark other communities to see how well they are enforcing. Ms. Kellett stated that she is now a member of Community Associations Institute (CAI) and reads their online forums where they discuss the difficulty in enforcing covenants. Enforcement is a large undertaking. Staff was reduced during covid-19 and management is currently reviewing. Scott Lynch has been promoted to Director of Covenant Enforcement and Facilities. We will hire a "Rapid Response" staff person who will have specific duties to include quick response to complaints in the community. If you want to know more about enforcement, please make an appointment with the Executive Director and/or the Director of Covenants. We have published guidelines: Harbison Covenant Enforcement and Schedule of Fines developed by the Design and Development Review Committee available on our website.

Mr. McCravey was also concerned about people using the tennis facilities that aren't members or residents. The "Do Not Duplicate Keys" can be duplicated. We have tried numerous ways to keep this from happening. Best suggestion from our Program Director, Danell Gunter is to call the center if you feel this is happening and ask the desk clerk to check out the situation to see if anyone is on the court without proper authority. We do not have the staff to do in person monitoring but we have cameras positioned to check.

Ms. Judy Rowe was concerned about the amount of trash and a smell from Woodcross Lake. We have a company, Aqua Doc, that monitors and provides Storm Water and Pond Maintenance. They perform inspections monthly. March – November they come 2 times per month to control nuisance weed infestations. Aqua Doc has offered to do a lunch and learn for residents to ask questions and hear more. Please let the staff know if you are interested and we will schedule.

Ms. Sue Love was concerned that a heron nesting area was destroyed by the Maple Tree contractor staff. She tried to speak with them but the language barrier proved difficult. She suggested we insist that contractors have an English speaking person with each group of workers. She also stated the herons are endangered species and that we needed to protect this population. The Wild-Life Federation says they are not endangered and there is no way to know where the herons nest until you accidentally come upon them. We have residents concerned regularly about wildlife and want the staff to mitigate issues. We do not have staff on hand to handle wildlife issues and recommend calling animal control in the jurisdiction in question. If you do not know the jurisdiction, call the office and we can ascertain the correct office for you to call.

Dr. Constance Yearling wanted to know the progress of the Harbison West (Lexington/Richland School District 5) situation. We await decisions from the school district. They have changed their plan several times and it continues to evolve. Mr. West stated the discussion would be taken off-line (Board discussion).

Dr. Yearling also wanted to know who to call if someone is scared for their safety. Mrs. Patricia Jenkins said that is law enforcement's duty and role in the community. We do not have the staff or authority to handle these issues. If you do not know which law enforcement jurisdiction you are in please find out now – before you need their services.

Mrs. Delores Cauthen spoke about the dangers of the road in front of Forest I (Broad River Road?) and wanted to get a study done by DOT. Ms. Jenkins said she would work with Delores on the issue with DOT. She also wanted to have her husband plant flowers at their entrance. The site has no water or electricity to maintain vegetation to any great extent. There were complaints of artificial flowers at the site and they were removed due to aesthetics.

Ms. Cynthia Thibault directed some questions for the meeting in writing as she could not attend. She called for a plan of action on improving the condition of pathways; does not feel safe: areas that are very overgrown; many large trees down for several years not addressed; huge chunks of concrete, Action Plan Suggestion: Sections assigned per week for cleanup, pruning, large debris removal. Specific areas she noted: The loop at the Rec Center that goes around by the tennis courts; many large trees down; large chunks of concrete in the woods on this loop near the residential area. Around the lake by Lakeside: many large trees down; large old wooden signpost with attached concrete in the woods; trees and bushes along the lake itself "is so overgrown that when you are walking no one can see you from other areas of the lake"; homeless in that area, very unsafe situation.

Ms. Kellett stated that there are varying ideas as to how many of these issues should be handled. Some people like the natural setting and some prefer the more manicured look. It is a decision the community has to make but we already spend a great deal of money on the upkeep of the common areas. Staff has not observed homeless in this area but there is an issue at the other (business) end of Harbison Boulevard and we are working with City of Columbia and Lexington County Sheriff's office, Mayor Barry Walker and others to address.

Mr. Stan Seabrook was concerned about solicitation happening in the community, as we are a "no solicitation allowed" community. Again, we do not have the staff to keep people monitoring solicitors through the community at large. We are addressing this as well as other issues with the "Rapid Response" staff position. This is not a law enforcement position, and they have no actual authority but can call law enforcement if needed. Please let us know if you have a situation. Please try to get their name,

company name, a business card or flyer would greatly improve our chances of addressing the situation.

Mr. Seabrook is also concerned about residents not handling their trash cans correctly. Mr. Lynch has specific "door knockers" and other remedies to alert residents to these issues. It is a constant effort, if you know of specific issues, please call Mr. Lynch so he can address them.

DDRC Report, Mr. Ozzie Nagler -attached

RDRC Report, Mr. Ray Cloutier -attached

The Finance Department reminded everyone that all assessments are due June 30th.

Executive Director's Update*, Ms. Kellett

In response to member input and in order to address and respond to these concerns, the Board has signed a Resolution for Committees to include:

The Community Safety Committee
Voting Process Committee
Future of Adlerian Space Committee
Covenant/Rules Appeal Committee

Ms. Kellett asked the board to sign the formal resolution to form committees for the committees listed above. The board agreed to establish committees to be appointed by the President and Vice President of the Board of Directors.

Each committee would include at least one Board of Directors member to lead the committee and staff member of the department with the responsibility.

Summer Programs

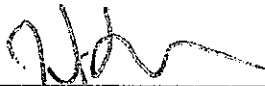
Mrs. Danell Gunter, Program Director

Mrs. Gunter gave a report on how well the summer programs are going 90 summer campers (day camp) and the children are having a great time utilizing junior campers to give this age group a great summer as well as an experience to become future camp counselors. The Harbison swim team is strong, their mascot is the Harbison Stingrays. They are competing across the Midlands, this week they head to Sumter. They will finish up their summer at the University of South Carolina's Olympic pool where they will compete against teams that are in the Columbia swim league. We had an intro to pickleball over the weekend with 15 participants. We also received a good many snacks, school supplies and even cash. A \$1,000 donation was received and a \$200 gift from a family of a T-ball player.


Executive Session, Mr. West asked for a motion to go into Executive Session. Seabrook made the motion and Patricia seconded the motion.

The Board met with the Executive Director in Executive Session.

Mr. Nagler made a motion to come out of Executive Session and Mr. Terry Helsley seconded the motion and motioned adjourn, Mrs. Jenkins seconded the motion and the motion to adjourn was approved.



Ms. Julie Lucas, Vice President/Secretary



Date