



"It's all here..."

Harbison Community Association, ANNUAL MEMBERS MEETING MINUTES
Tuesday April 26, 2022 held at 7:00pm
Presented in person- Harbison Community Center and virtually by 'ZOOM'

Call to Order

Hank West
President and Chief Executive Officer:

Mr. West announced that Brandon Gantt resigned his candidacy by email to the board due to personal reasons.

Mr. West stated that our board member Taryn Boileau, representing the business community and Columbiana Centre specifically, is unable to be here tonight, corporate team in for visit. Stan Seabrook had a final tennis match with his Irmo High School tennis team.

A quorum was established.

Board members on Zoom: Julie Lucas, Crystal Bowen and Ozzie Nagler

Lester Gross – Community Service Award Cookie Brooks
Community Resources Director

Ms. Cookie Brooks presented, "The Lester Gross Community Service Award was established in 2005 by the HCA Board of Directors. The award recognizes the accomplishments of outstanding individuals or organizations who have made substantial and distinctive contributions to the betterment of the Harbison Community. These contributions demonstrate service, leadership, and vision which are symbolic of Mr. Gross's service to the Harbison ideal.

The award this year is presented to the Wheels Harbison Area Transit.

In 1987 an independent study was done on the needs of Seniors and this study revealed many Seniors rarely left their home due to lack of transportation. In 1988 a matching funds grant provided by the Harbison Baptist Church was raised in the community and the transportation service was underway. Now in operation for 35 years, they now have 3 vans available in the program.

Wheels is a small non-profit agency that transports elderly and disabled Harbison residents to medical appointments, food, and shopping stores, at no charge. Wheels is true cooperative ministry. Funding comes from foundations, churches, riders, and some businesses. All Board

members, drivers and ancillary staff are volunteers. These volunteers offer their time and compassion in making life better for their passengers by giving them this transportation opportunity. Monday, Wednesday, and Friday mornings the van is transporting Seniors to the local areas where they can attend to various needed services.

Endorsing the nomination of Wheels for this award are the grateful participants in the program and apartment managers who praise the efforts of these dedicated Wheels volunteers.

In the best spirit of volunteerism, we commend the Wheels Board, Their Drivers, and the Ancillary Support members of their program.”

Approval of Annual Meeting Minutes Hank West

April 27, 2021

Mr. West asked if there were any objections to the minutes of the Annual Meeting from April 27, 2001. Hearing none, a motion was made by _____ and seconded by _____ to approve the minutes as presented.

Introduction – 2022 HCA Board Candidates June Cannon, Vice President/Secretary
Mrs. Cannon introduced the slate of candidates for board positions as listed below and asked each to make brief comments.

- | | |
|---------------------|--|
| “A” Seat Candidates | Ozzie Nagler
Patricia Jenkins |
| “B” Seat Candidate | Taryn Boileau |
| “C” Seat Candidates | Terry Helsley
Brandon Gantt- resigned candidacy |
| “D” Seat Candidates | Julie Lucas
Mike Templeton |

Opportunity for Member Input Hank West

Mr. West opened the floor for member input:

Safety:

There was a *very lively discussion* regarding safety/security within the community specifically, the lack of law enforcement assistance in controlling gun fire/shooting in the Harbison Gardens area and the areas surrounding this apartment complex. These incidents have caused damage to nearby homes, and fear among residents. The issue makes it very difficult for people to feel they can enjoy their own homes. Multiple individuals detailed their stories and the fear and concern they feel over continued gun shots in their area. Some stated that gun activity is not prevalent throughout Harbison. Arson was mentioned in the Archer’s area. A Richland Co Sheriff’s

Suggestions:

Harbison truck with lights driving around community to deter crime.

Security Patrol- Stated that it had been tried but may alleviate our ability to maintain necessary liability insurance. Currently HCA is rated based on previous attempts to provide Security/Safety Patrol.

Airbnb:

Home rental at 42 Carriage Trace Court is being advertised as an Airbnb. The across the street neighbor is concerned about the traffic, noise and other issues due to the nature of the rental. While there are not currently covenant restrictions against this type of rental the homeowner close to this home is seeking some form of relief.

Vagrancy:

A resident complained of a vagrancy issue in the [REDACTED] area and wanted to know what the HCA can do to alleviate the issue.

Virtual Meeting Issues:

Board Meeting on Zoom- difficult to manage giving everyone opportunity to be heard, a comment was made that board members should be present, not on zoom.

Programs:

Make more children's programs available.

By-Laws

Clarify purpose of HCA- our by-laws dictate specific and non-specific objectives.

Landscaping: Specifically mentioned were entrances and how long grass can be before violation enforced.

Harbison Community Center:

Hours of operation back to pre-covid hours, the least utilized hours of operation were those cut in covid response.

Budget:

Why aren't covenant enforcement dollars broken out?

Introduction of New Executive Director Hank West

New Executive Director Comments: Cindy Kellett, new Executive Director
Cindy Kellett thanked the board for the opportunity to serve as Executive Director. Thanked Dave Grove for his kindness in providing solid training materials and introductions to board functions and policy. Thanked the members and staff who have been most welcoming and encouraging. She said, "We have a warm and caring staff, dedicated to making Harbison an excellent community for everyone to enjoy". We always appreciate your input. Please let us know how we can help. We want to thank Nick, at our front desk for our first new Newsletter! He volunteered to [produce the lovely piece available tonight and will also be mailed to each residence in Harbison. Thank you all for being here tonight."

Board Elections Hank West

The voting count was performed by two staff and three residents: Yolanda Vison, Finance Director and Ray Benloss, Front Desk Supervisor and the residents of Harbison: Andy Kushlak, Cynthia (Cindy) Thibault and Carolyn Turner. Thank you to everyone for volunteering their time.

The final results were:

“A” Seat Candidates Ozzie Nagler, Elected
 Patricia Jenkins, Elected

“B” Seat Candidate Taryn Trefethen-Boileau, Elected

“C” Seat Candidates Terry Helsley, Elected
 Brandon Gantt, Resigned Candidacy

“D” Seat Candidates Julie Lucas, Elected
 Mike Templeton

Kevin Carter made a motion to adjourn, Catherine Carter seconded the motion.
The Annual Members Meeting was adjourned at _____(time?)

The REGULAR Board of Directors Meeting followed with newly elected Board members attending.

DRAFT