

HCA Member Input Meeting

Tuesday, 05/31/2023 @ 6pm

HCA Board Members Attending: Mr. Hank West, President; Ms. Patricia Jenkins; Ms. Katherine Carter, Secretary; via Zoom: Mr. Ozzie Nagler

HCC Staff Attending: Ms. Cindy Wren, Executive Director; Mr. Scott Lynch, Covenants Director; Mr. Ray Cloutier, Compliance Director; Ms. Cookie Brooks, Community Resource Director; Jackie Banton, Admin Manager; via Zoom: Yolanda Vinson, Finance Director

Harbison Community Association Board President, Hank West, called the meeting to order at 6:00 pm. Mr. West explained the Code of Conduct for the meeting.

Ms. Chris Carson spoke first advising that she is not a resident, but a member since 2016 and drives from Chapin to enjoy the facility and is grateful that the Center is available. Ms. Carson asked that the Center hours be extended in the summer by an additional 30 minutes. Mr. West replied that the Board would review the possibility of extending hours.

Ms. Mary White spoke next and requested that the pool be open an additional 30 minutes in the evening during the summer. Mr. West stated that we needed to strike a good balance between the area of the pool that is available for "free swim" and that which is used for swimming lessons. Ms. Wren pointed out that the Center is short staffed and that two lifeguards are required all times. Mr. West suggested the swim teams could start earlier. Ms. White suggested that the Center stay open an hour longer in the summer on Saturdays.

Ms. Benjie Friday spoke up to say that there were gunshots again at Harbison Gardens over the weekend and that a mountain of garbage had accumulated in the Harbison Gardens area around the dumpster. Ms. Wren replied that she plans to send an email to Sandy at Harbison Gardens. (Covenant Enforcement instituted by HCA) Ms. Friday said that she spoke with Chief Holbrook regarding the nuisance letter that was sent to Harbison Gardens and he had not heard back from WishRock, owners of the apartment complex. Ms. Friday advised that Ms. Tammy Pierce was researching Section 42 housing and neither state nor federal housing seemed to be responsible for getting it cleaned up. Ms. Audra Hawisher interjected to say that Ms. Pierce was working with Irmo Mayor Pro-tem Bill Daniels to ask Representative Nathan Ballentine for answers to nuisance letters. Ms. Friday advised that Chief Hollbrook is hoping to have one entrance to Harbison Gardens closed so that cameras can catch all traffic entering and exiting the apartment complex. Ms. Wren advised the LPR (License plate reader cameras) would assist there as well. WishRock is working with Lexington Richland 5 School District to help the youth and parents at Harbison Gardens. Ms. Charlene Young arrived late and asked if the nuisance letters had been answered, Ms. Hawisher replied that we did not know.

Ms. Kay Brown asked about Dominion LED lights for Hamilton Park. Ms. Wren advised that she understood that the lights belonged to the subdivision due to the Developer of Hamilton Park making a separate arrangement with Dominion when it was built and not being under the contract with Harbison. Ms. Brown said that she didn't want the discussion to be forgotten. Ms. Wren assured her that it was not forgotten. Ms. Brown stated that the roads in Hamilton Park are starting to sink and would like to know who to contact, Mr. Lynch replied that he would get her the information on who to contact. (Scott Lynch worked with her and called the department as well). Ms. Brown said that she believes that the Settlers

Station sign would look better painted green and that trees in the Settlers Station area need to be limbed up because it's dark. Ms. Wren responded that we would speak with the residents at Settler's Station regarding their sign about their preference for their sign. Ms. Brown said that concrete in the pathways behind Hamilton Park and Belmont need repair. (Kaden received a message and will work with Mrs. Brown to review concrete needs) Ms. Brown also said that traffic control is an issue, Ms. Wren responded that she would email her the traffic calming packet that was available at the Annual Meeting. (done)

Ms. Audra Hawisher spoke to say that she echoes Ms. Benjie Friday's concerns regarding gunfire and trash at Harbison Gardens. Mr. West advised we can investigate the trash issue and Ms. Wren asked Mr. Lynch about the situation as she knew he was working on the issue. Mr. Lynch advised that a violation had been issued and that there was a \$25 dollar a day fine building to a maximum of \$1,500.00 a year. Ms. Hawisher asked Ms. Wren how the Zoom call regarding 911 went and Ms. Wren replied that she has an upcoming meeting with Wendy Royal (June 7th at HCA). Ms. Hawisher stated that IPD did not respond to the two incidents at Harbison Gardens over the weekend, but CPD responded to both. Residents raised questions about the "courtesy officer" that lives at Harbison Gardens and why the officer does not respond.

Dr. Yearling advised that she reviewed the meeting minutes from 2021 thru present and that she is concerned that members are receiving less, she says there is no longer a member discount, a \$5 fee was added to all online payments, why are no budgets announced, what are the operating budgets and reserve budgets and are the minutes correct? Ms. Carter advised that the minutes are approved, and the integrity is intact. Dr. Yearling asked why all of the Minutes state that the Board is reviewing what to do with the Adlerian space, Mr. West stated that the Adlerian building needs a good deal of renovation and it is not in the current budget. Dr. Yearling asked why there were no longer guest passes available, Ms. Banton advised that guest passes are still available with each homeowner receiving one punch pass with twenty visits per year and that only the day pass was being discontinued for the summer (and will be evaluated for future use). Dr. Yearling asked why the residents were not given a refund on part of their assessments when the center was closed during Covid and 25 people were terminated. Ms. Wren responded that the by-laws dictate assessments which are tied to home valuation and are not a choice, rather tied to your deed as an obligation) none of the facilities or amenities are in consideration expect as paid memberships, not assessments. Ms. Patricia Jenkins used the example of paying her mortgage and other bills even if she was on vacation and not at home to use her home.

Mr. Dave Branigan spoke to say that he would like the center to stay open until 9pm and that we should extend the hours during the summer to see if the facility would be used. Ms. Jenkins asked that the people who would like the center to have extended hours make a petition and that we could post it on the bulletin board. (Done and set at front desk for Mary White).

Dr. Yearling asked if center employees had health insurance benefits. Ms. Wren explained that anyone that works over 30+ hours per week is offered health insurance. (Some choose not to accept as they have a co-pay).

Mr. Nagler addressed lighting in the community and said that the Association is now absorbing the cost which is roughly a \$60 per year savings for homeowners, Mr. Cloutier agreed. Mr. Nagler said that the Association could have raised assessments to cover that cost and that single family homes should have some comfort in the money that they are saving.

Ms. Carolyn Turner spoke to say what a fine job the staff does keeping up the pathways.

Ms. Charlene Young asked what was being done to about the home at 36 Cape Flattery Ct. Mr. Lynch said that covenant enforcement action is being taken. Ms. Carter suggested that Ms. Young call the Richland County Ombudsman's Office to make a complaint.

Mr. West closed the meeting at 7:45pm.

Admin Manager: Jackie Banton