

Harbison Community Association
REGULAR BOARD MEETING MINUTES
Tuesday, June 27, 2023

Call to Order

Mrs. Julie Lucas, Vice President called the meeting to order at 6:05 p.m.

Attendees

Board Members present in person: Ms. Taryn Trefenthen-Boileau; Mrs. Julie Lucas, Vice President; Ms. Katherine Carter, Secretary; Mr. Stan Seabrook, Treasurer; Mrs. Patricia Jenkins; **on zoom:** Mr. Ozzie Nagler; **absent:** Hank West, President, Mr. Terry Helsley and Ms. Liz Mooney.

Staff present: Ms. Cindy Wren, Executive Director; Ms. Scott Lynch, Facility and Covenants Director; Ms. Cookie Brooks, Community Resources Director; **on zoom:** Ms. Yolanda Vinson, Finance Director; Mr. Ray Cloutier, Development Director

Members present: Mr. David Rothfuss; Ms. Beverly Hook; Mr. Tim Graham; Ms. Carolyn Turner; Diane Purdue-Shupe; Koby (last name not provided); **on zoom:** Dr. Yearling; Mr. Milton Cooley; Sarah (no last name provided); Mr. Paul Toriello

Determination of Quorum

Mrs. Lucas asked if we had determined a quorum, Mr. Seabrook stated we had a quorum with 6 of 9 board of directors present.

Approval of Board Meeting Minutes

Mrs. Lucas asked if anyone had additions or changes to the April 25, 2023 Regular Board Meeting Minutes, there was one change to the April 25th Board Minutes: the vote was completed before Ms. Carter had been properly installed on the board and therefore abstained from the vote for Hank West as President of the board.

Mrs. Lucas made a motion to accept the minutes as changed, Ms. Carter seconded. Approved by all directors present.

Member Input

Mrs. Lucas reminded members present that they were asked to PLEASE SIGN UP TO SPEAK, Mrs. Lucas called on members for input.

Mr. Rothfuss stated how much he and his wife loved living in Harbison and enjoyed the Harbison amenities. He said they were happy with the associations' work.

Ms. Turner said she was happy with the staff, particularly the way the trails are maintained and how friendly the front desk staff are in greeting everyone.

Koby wanted to ask for less 'traditional' amenities and activities. He feels we only provide the same things that others in the area provide. He suggested learning opportunities. Ms. Wren provided him her card and asked that he set up a time to come in and discuss ideas he might like to suggest. They spoke in the parking lot

one day and he mentioned boxing as an option. Martial arts like we used to have at Harbison. He says we need to diversify.

DDRC Report

Mr. Nagler

- **Homeowner**, Home Base Business (Wedding Planning) approved – Greenbow Ct (off Crossbow Dr), 04-28-23.
- **Grace United Methodist Church**, 3'W x 7'H Outdoor Bulletin Board approved – 101 Harbison Blvd, 06-01-23.
- **SC Tennis Association**, 14'x20' metal carport approved – 18 Woodcross Dr, 06-14-23.
- **TOWNEPLACE Suites**, replacement signage approved – 438 Columbiana Dr, 06-15-23.
- **Piney Woods Bluff**, proposed entrance signage & landscaping disapproved – corner of Piney Woods Rd & Broad River Rd, 06-08-23. Mr. Nagler said the proposal was not approved due to too much buffer being removed in the plan.

RDRC Report

Mr. Cloutier

- * **Replace Front & Sliding Glass Doors approved**, Bent Bough Cir – earlier Section of Harbison (off Woodcross Dr), 04-26-23.
- * **6' Wood Privacy Fence approved**, Bent Bough Cir – earlier Section of Harbison (off Woodcross Dr), 05-04-23.
- * **Replace Front Porch & Rear Decking approved**, Bent Bough Cir – earlier Section of Harbison (off Woodcross Dr), 05-11-23.
- * **10'x12' Wood Utility Shed approved**, Southgrove Ct – earlier Section of Harbison (off Forest Edge Rd), 05-12-23.
- * **5' Wood Horizontal Fence approved**, Hamilton Park Dr – "Hamilton Park" area of Harbison (off Columbia Ave across from Midlands Tech), 05-18-23.
- * **4' Black Aluminum Fence approved**, Crossbow Lakes Ct – "Chesterfield Park" area of Harbison (off Cross Dr), 05-23-23.
- * **Expand Driveway approved**, Crossbow Lakes Ct – "Chesterfield Park" area of Harbison (off Crossbow Dr), 05-25-23.
- * **6' Wood Privacy Fence approved**, Harbison Club Ct – off Hillpine Rd (adjacent Community Center), 06-01-23.
- * **Enclose existing Screened Porch approved**, Forest Trail Ct – "Forest I" area of Harbison (off Broad River Rd), 06-06-23.
- * **6' Wood Privacy Fence approved**, Westfern Ct – earlier Section of Harbison (off Harbison Blvd), 06-09-23.
- * **Stain/Paint 6' Wood Privacy Fence approved**, Crown Point Ct – "Beacon Hill" area of Harbison (off Columbia Ave), 06-16-23.
- * **Relocate portion of existing 6' Wood Privacy Fence approved**, Paddock Chase – "Bellemont" area of Harbison (off Columbia Ave & adjacent to Midlands Tech), 06-20-23.
- * **New Black Gutters approved**, Split Rock Ct – "Beacon Hill" area of Harbison (off Columbia Ave), 06-21-23.

Executive Director's Update

Ms. Wren said that while handling the day-to-day operations and member concerns, her current focus is on the development and implementation of full policies and procedures, which do not currently exist.

Staff Updates:

- **Covenants:** Mr. Lynch reported we are continuing to see covenant violations (95 currently on file) and following covenant enforcement rules and procedures per the Declaration of Covenants. Many people do not realize we have time frames allowing covenant violators the opportunity to correct the issue, before demand letters and fines are imposed.
- **Programs:** reported by Ms. Brooks
Summer camp is going well. We have a full house with a waiting list.
Ms. Brooks reminded everyone that the Lester Gross Award was awarded to the Harbison Housing Foundation, and they will be added to the plaque in the lobby.

Motions

Minutes: Mrs. Lucas made a motion to accept the minutes as changed, Ms. Carter seconded. Approved by all directors present.

Executive Session: Mrs. Lucas made a motion to go into Executive session to discuss legal and personnel issues, seconded by Ms. Boileau. Mrs. Lucas made a motion to come out of Executive Session Ms. Carter seconded.

Member Input: It was discussed among the board that Member Input time is needed but limits time for board business. Ms. Carter made a motion to have a trial period at the next two board meetings wherein members wanting to speak will be given 2-minutes each, up to 10 slots or 20 minutes, Mr. Nagler seconded, motion passed by board members present.

Adjournment

Mrs. Lucas made a motion to adjourn the meeting and Mrs. Jenkins seconded, the meeting was adjourned at 8:45 p.m.



Ms. Katherine Carter
Secretary, Harbison Community Association

10/31/2023
Date of Approval