

Harbison Community Association

Member Input Meeting

Tuesday, 09/26/2023 @ 6pm

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

HCA Staff Attending: Ms. Cindy Wren, Executive Director; Mr. Scott Lynch, Covenants Director; Mr. Ray Cloutier, Compliance Director; Mr. Kaden Watson, Maintenance Director; via Zoom: Yolanda Vinson, Finance Director

Harbison Community Association Board President, Hank West, called the meeting to order at 6:06 pm. Mr. West explained that each member may have 5 minutes to speak, non-members are not allowed to speak at Member Input Meetings. Mr. West called on Members to speak.

Members provided input about:

- Covenant enforcement, specifically less maintenance than in previous years. Committees were suggested to review covenant enforcement and recreational opportunities.
- Concern with the integrity of the court lock systems and oversight as to use of courts by members only.
- It was discussed that members are not keeping up their properties, communities are not being kept up to previous standards. Renters should be held accountable in some way.
- Concerned about the condition of the fences and shrubbery on Broad River Road.
- Political signs and the enforcement of the clarified version of signage rules promulgated by the Design, Development and Review Committee (DDRC).
- When Executive Session used, please state in minutes the reason for the session.
- Request that responses to member questions be added to the minutes.

Historically, due to the nature of the Harbison Community the board has reaffirmed its commitment to allowing public use of common areas. This does not include the Community Center except with a paid membership.

HCA is working to improve staff knowledge with full set of policies for operations of the Community Center with approval of the Board regarding Membership types and amenities allowed.

The HCA does not have authority over real estate transactions. We enforce the covenants on the owner of the home, not renters.

The covenants are being enforced pursuant to the Declaration of Covenants and By-Laws. HCA is not at liberty to disclose to members about other members covenant enforcement standing. However, HCA maintains a log of reported violations, and appropriate action is being taken including warnings, fines, and liens, as necessary. If you are concerned about an ongoing Covenant or By-Law violation, call the Covenants Director to be sure the issue has been reported.

The Covenant on signs originally allowed NO signage. The DDRC adopted rules regarding signage, specifically and including political signage. These rules were approved by the Board to include signage *with restrictions per 16.05 of the Declaration of Covenants*. The HCA Board is seeking counsel from the Harbison Board Attorney on proper enforcement for future, not the legality of the restrictions.

Mr. West closed the meeting at 8:10PM