

Harbison Community Association

Member Input Meeting NOTES

Tuesday, 01/30/2024 @ 6pm

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

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

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 as listed on the sign-in sheet.

Members Input	IN BOLD
Response from Board/Staff	Below NOT BOLD

COVENANT ENFORCEMENT

- The covenants are being enforced pursuant to the Declaration of Covenants and By-Laws. Many people are not familiar with *what* the covenants cover and some of the details may be confusing. *Please* call us to clarify if needed.
- 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.**
- We treat all covenant violations the same whether they are board members, residents, or non-resident owners. The process is the same as delineated by our covenants.
- **The Board will review taking 'right of action', foreclosure and other legal remedies to a higher level and under what circumstance. We are interviewing Community Association attorneys currently for this and other important issues.**

RENTERS SHOULD BE HELD ACCOUNTABLE

Renters: The HCA does not have authority over real estate transactions. We enforce the covenants on the *owner* of the home, not renters. (SEE AIRBNB ALSO)

SPEED BUMPS

What is the process of getting speed bumps for roads in Harbison? Specifically requested for Richland County:

At several meetings, we provided the paperwork and process needed to get Richland County to install speed bumps. ATTACHED document: Richland County Traffic Calming Policy.

AIRBNB

Has the Board decided on rules for AirBnB?

To whom a private homeowner rents their home is NOT part of the covenants as currently defined. The board has reviewed and studied what the local municipalities and instituting in law and by ordinance. This is a complicated legal question. IF and how the board can place restrictions on this issue. Please let us know in the future if there are specific problems related to AirBnBs. As we have stated before, AirBnB has a policy against large parties. Therefore, we can assist you in calling or making a complaint if this is the issue.

LEAF TRASH

Loose leaves, whose responsibility to pick up?

Harbison is not responsible for member yard debris or easement property debris.

Homeowners have a responsibility to keep their yards picked up. Once the leaves have been disposed of, the county hires contractors to remove them, variations based on county, please call to inquire, you can request that our covenant staff call as well as a backup to your request but please call first:

Richland County:

Waste Management 803-576-2400

Lexington County:

Tyler's Sanitation at 803-626-9000 or Town Hall at 803-781-7050 or info@townofirmosc.com.

Member suggestion to remind people in newsletter of their responsibilities.

NEWSLETTER

Member question: whose responsibility is the newsletter? Ideas?

Currently this is a staff function. In years past, it was the Communications Committee of the board, a volunteer group of members for many years. We no longer have a committee that produces the newsletter. It became a staff function. You are welcome to submit suggestions for the newsletter.

Please call the office for more information or if you want to volunteer to assist with the newsletter, suggest we develop a Communications Committee.

SOLICITORS

- **Soliciting was prohibited in Harbison by a Resolution of the Board**, not a law and not enforceable by any law enforcement body.
- HCA enforcement is as follows: staff will speak to solicitors when/where possible and contact their companies to request they do not solicit in Harbison.

RESPONSES TO MEMBER CONCERNS, FOLLOW UP

Request that responses to member questions be added to the minutes.

Member Input Meeting Notes/Minutes **have been posted online since 2021**. These are found under the Board of Directors tab on the website. The board has also agreed to state the subject with an update at the next meeting.

The Minutes/Notes will continue to be posted on our new website. Please check here for updates/responses.

SMELL OF DRUGS IN GYM

A member reported a complaint of a drug smell in the gym. Says it happens often. IF/When this occurs, please notify the front desk immediately. We do not have staff in all corners of the facility, or property and rely on our members to be extra eyes and ears to alert us to problems.

CARDIO EQUIPMENT

Members must be 18 years of age to use the Cardio equipment or weight rooms. No exceptions.

MEETINGS:

BOARD MEMBER IN PERSON ATTENDANCE

Our current policy allows members and Board members to participate virtually. Our Board members are often asked to participate and provide reports. We were asked to accept questions from virtual attendees. The Board will discuss the best way to achieve this with equity. In the past we have asked that members send the questions in ahead of time.

MEMBER INPUT MEETINGS

The HCA Board holds these meetings as a sincere effort to provide open access to board and staff for communication to address issues in the community. Please visit our website under Board of Directors for notes from these meetings. *NOTE a new website premieres the beginning of March 2024.

WELCOME OR NEWHOMEOWNER PACKETS

The board established a Welcome Committee to correct some of the confusion for new homeowners who may not have received the appropriate information from the seller as required by the SC Homeowners Act. They have been working on a packet with an invitation to visit the center, have a tour, pick up a Welcome Packet and get their membership card. This allows them to get acquainted, ask questions and be provided

with details not provided by online or mailed materials. THE DOCUMENT ATTACHED IS **NOT THE FULL WELCOME PACKET.**

SINK IN WOMEN'S RESTROOM- Smell

REASON: Sometimes if there is a substantial time of inactivity, sewer gases can escape the u trap in the plumbing as it dries out.

Custodial staff will run water and add disinfectant during each cleaning.

TV REMOTE CONTROLS

Are available at the front desk due to continued conflicts between members. We will place an appropriate sign in the area.

NIGHT-TIME LIGHTS ON PICKLEBALL COURTS

We currently have lights at the courts installed by Dominion. This is the only request we have had. We will get an estimate on the cost of court lights for these courts. They are expensive and would need to be added to the budget in another year.

REPRESENTATION OF HARBISON AT COUNTY/TOWN/CITY MEETINGS WORK WITH MUNICIPALITIES

- We do participate in the meetings when requested and as needed. The Executive Director has suggested an Activism Committee to get a group of members to participate when there is a need. The number of voices is what truly makes a difference in these meetings. We could provide talking points, notes and any other materials needed.
- Staff has worked with the municipalities as needed and/or requested.

ENTRANCES

Several years ago, the decision was made to *remove* the water meters at most of the entrances. We do not have a water source to keep plants healthy. Therefore, Harbison went to 'hardscaping' our entrances at some point.

Mr. West closed the meeting at 7:36pm.