

**Minutes of the
BOARD OF DIRECTORS MEETING
Held: January 25, 2018**

Approved: February 22, 2018

A meeting of the Columbia Association Board of Directors was held on Thursday, January 25, 2018 at Columbia Association headquarters. Present were Chairman Andrew Stack and members Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Ginny Thomas, and Chao Wu. Also present were CA Vice President/CFO Susan Krabbe and General Counsel Sheri Fanaroff.

1. Call to Order: The Board of Directors Meeting was called to order at 7:33 p.m. by Chairman Andrew Stack. Mr. Stack announced the directors and senior staff in attendance, reminded attendees that the meeting is being recorded and broadcast, and read CA's Five Civility Principles.

2. Announcement of Closed/Special Meetings:

The **Board of Directors** held a closed meeting on December 14, 2017. Members present were Chairman Andrew Stack and members Dick Boulton, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind, Ginny Thomas, and Shari Zaret. The vote (taken during the November 9, 2017 meeting) to close the meeting was 8-0-0.

For: Messrs. Stack, Boulton, and Schwinn and Mses. Eagan, Evans, McCord, Thomas and Zaret

Against: none

Abstain: none

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111 (4)(iii) Consultation with legal counsel on legal matters, and (vi) consideration of the terms and conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association. The meeting was closed from 9:00 p.m. until 10:30 p.m. to discuss an update on legal proceedings and a business transaction.

The **Architectural Resource Committee** held a closed meeting on January 8, 2018 at Columbia Association headquarters. Members present were Deb Bach, Evamarie Lambright, and Tom Mungo. The vote to close the meeting was 3-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111 (4)(iv) consultation with staff personnel, consultants, attorneys, board members or other persons in connection with pending or potential litigation. The meeting was closed from 1:01 p.m. until 1:34 p.m. to discuss new and ongoing covenant cases.

The **Board of Directors** held a closed meeting on January 11, 2018. Members present were Chairman Andrew Stack and members Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind, Ginny Thomas, and Shari Zaret. The vote (taken during the November 9, 2017 meeting) to close the meeting was 8-0-0.

For: Messrs. Stack, Boulton, and Schwind and Mses. Eagan, Evans, McCord, Thomas and Zaret

Against: none

Abstain: none

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111 (4)(vi) consideration of the terms and conditions of a business transaction in the negotiation stage if the

disclosure could adversely affect the economic interests of the homeowners association. The meeting was closed from 9:40 p.m. until 10:40 p.m. to discuss potential transactions.

3. Approval of Agenda

Mr. Stack added an item after 8.b.7 (in Board Votes) to entertain a motion to hold a closed meeting of the Board after its February 8 work session.

Action: Mr. Wu moved to approve the agenda as amended. Ms. Thomas seconded the motion, which passed unanimously. Vote: 7-0-0.

4. Disclosure of Conflict of Interest: none

5. Resident Speakout:

- a) Linda Wengel, Town Center Village Board, spoke about Lakefront Design Guidelines and about the area near The Hug statue.
- b) Marcia White, Oakland Mills, spoke about funding requested by the Inner Arbor Trust for pathway construction and other additions to the Inner Arbor.
- c) Tim Lattimer, Long Reach, spoke about climate change-related issues and the “We Are Still In” coalition.
- d) Joel Hurewitz, Harpers Choice, spoke about climate change-related issues, and about Downtown redevelopment.

6. Chairman’s Remarks:

Mr. Stack submitted a written report. He also said he attended a meeting of the committee addressing the issue of noise levels from BWI Airport. He said a plan will be published in February.

7. Reports/Presentations

(a) President’s Report

Mr. Matthews submitted a written report. In response to questions from the Board, he and staff members said:

- Staff will explore reports that Hobbits Glen staff members are now required to wear CA shirts instead of Hobbits Glen shirts.
- CA is being more prudent about situations in which residents intrude on CA property.
- CA should now be listed on the “We Are Still In” website as a supporter.
- CA and the county are still in discussion about where to make pathway curb cuts (some of which are required by the Americans with Disabilities Act) and which entity will pay for them.
- Howard County Chamber is opposed to the county’s Adequate Public Facilities Ordinance (APFO) because members think the APFO might prompt a construction moratorium.
- Erickson Living’s proposal for a retirement community development in River Hill will be discussed during the Board’s February work session.

(b) Report from the CA Representatives to the Inner Arbor Trust Board of Directors

Ms. Eagan submitted a written report. In response to members’ questions, she said:

- The Butterfly will become a multi-purpose building that may include eateries.
- IAT will again send Board members the Merriweather Park pathway plan that was submitted with IAT’s budget request to CA.

(c) Financial Reports – None

(d) Update on Lakefront Design Guidelines

Planning and Community Affairs Director Jane Dembner summarized the plan review process regarding development of the Lakefront Core area of Downtown Columbia. She then gave an update on the major issues the CA Board had discussed in September 2017 – building mass and setbacks, parking, Wincopin

Connector road, and public art. She also noted that specific parking space calculations and exact uses and square footage will be determined during a later phase of the planning process.

Action: Mr. Boulton moved that CA formally oppose the proposed extension of Wincopin Circle. Mr. Klein seconded the motion, which failed. Vote: 3-3-1
For: Messrs. Boulton, Klein and Stack
Against: Mses. Eagan and Evans, and Mr. Wu
Abstain: Ms. Thomas

Mr. Klein moved that CA oppose a building height of more than nine stories for buildings in Downtown Columbia, but the motion was not seconded.

8. Board Action

(a) Consent Agenda

1. Approval of Minutes of December 14, 2017
 2. Approval of the Appointment of the Kings Contrivance representative to the Watershed Advisory Committee
- Both item were approved by consent.

(b) Board Votes

1. Transfer of Capital Funds in Watershed-Related Capital Projects between Fiscal Years
Open Space and Facilities Director Dennis Matthey explained why CA staff wants Board approval to transfer unspent funds between several watershed-related capital projects over more than one fiscal year to complete two projects and to request Board approval to transfer unspent funds, not to exceed \$75,000, from completed watershed capital projects to underfunded watershed capital projects in different fiscal years.

Action: Ms. Thomas moved to approve the staff's recommendation. Ms. Evans seconded the motion, which passed. Vote: 6-0-1.

For: Messrs. Stack, Boulton, Klein, and Mses. Eagan, Evans and Thomas
Against: none
Abstain: Mr. Wu was absent during the vote.

2. Request for Easement—Open Space in Rivers Corporate Park Lot 3-Plats 5696 and 7056 (Howard County)

Action: Ms. Thomas moved that CA grant the easement. Ms. Eagan seconded the motion, which passed. Vote: 6-0-1.

For: Messrs. Stack, Boulton, Klein, and Mses. Eagan, Evans and Thomas
Against: none
Abstain: Mr. Wu was absent during the vote.

3. Request for Easement—Crescent Property—Southeast Side of Parcel D (BGE utility easement)

Action: Mr. Boulton moved that CA grant the easement. Mr. Wu seconded the motion, which passed unanimously.

4. Request for Utility Easement near Merriweather Post Pavilion (Howard Research and Development)

Action: Mr. Wu moved to that CA grant the easement. Ms. Thomas seconded the motion, which passed unanimously.

5. Request for Easement—Crescent Property—Northwest Side of Parcel D (Howard Research and Development)

Action: Ms. Eagan moved that CA grant the easement. Ms. Thomas seconded the motion, which passed

unanimously.

6. Request for Easement—Crescent Property—Three Areas NW, SE, and SW of Parcel D (Howard Research and Development)

Action: Mr. Wu moved that CA grant the easement. Ms. Eagan seconded the motion, which passed unanimously.

7. Recommended Options for Monitoring Community Efforts in Environmental and Climate Change-Related Matters

The Board primarily discussed three options:

1. Enhance the existing Watershed Committee to include climate issues.
2. Create a separate Climate Advisory Committee.
3. Create an environmental sustainability committee that would include a climate outreach focus.

The Board asked staff to draft a charter for a potential Environmental Sustainability committee and distribute it to Board members no later than 10 days before the February 22 board meeting.

8. Entertain a motion to hold a closed meeting of the Board on February 8 after the work session.

(new agenda item)

Action: Mr. Wu moved to hold a closed meeting of the CA Board of Directors on February 8, immediately following the work session. Ms. Thomas seconded the motion, which passed unanimously.

(c) Board Discussion

1. Organizations to Invite to April 2018 Stakeholders Dinner

Mr. Stack recommended that the Howard Community College Board of Directors and the officers of Howard County General Hospital be invited to the April Stakeholders Dinner. Board members agreed by consent and suggested that the following groups be invited to future dinners:

- FIRN
- Association of Community Services
- Howard County Department of Planning and Zoning
- CA employees

2. CA Dashboard Metrics

Sport and Fitness Director Dan Burns explained the dashboard of metrics for his department's performance during the second quarter of FY 2018, and answered Board members questions about the metrics. The Board then asked staff to include employee memberships when determining CA membership market share. Staff will also determine which numbers they can provide consistently that will enable the Board to track participation over time.

9. For Your Information

A letter from Winter Growth praising the Volunteer Center Serving Howard County was in the packet.

10. Tracking Forms

- (a) Tracking Form for Board Requests
- (b) Tracking Form for Resident Requests

11. Talking Points: Recording Secretary Valerie Montague read the Talking Points.

12. Adjournment: The meeting was adjourned at 10:29 p.m.

Respectfully submitted,

Valerie Montague
Recording Secretary