



November 6, 2020 – Updated on November 10, 2020

To: Columbia Association Board of Directors
(E-mail: Board.Members.FY21@ColumbiaAssociation.org)
 CA Management

From: Andrew Stack, Board Chair

The Columbia Association Board of Directors Virtual Meeting will be held on Thursday, November 12, 2020 at 7:00 p.m.

| | 5 min. | Page Nos. |
|--|-----------|-----------|
| 1. Call to Order | | |
| (a) Announce the procedures being used to conduct the virtual Board meeting | | |
| (b) Roll Call to determine Directors/senior staff in attendance | | |
| (c) Announce that both audio and video of the Board meeting are being broadcast. Anyone using the link on CA's website will be able to see and hear the proceedings. | | |
| 2. Announcement of Closed/Special Meetings Held/To Be Held | | |
| 3. Approval of Agenda | 1 min. | |
| 4. Verbal Resident Speakout will be available to individuals who submitted the Resident Speakout form on CA's website by the specified due date. Residents may also send written comments to CA's Board of Directors at Board.Members.FY21@columbiaassociation.org . Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout. | | |
| 5. Consent Agenda | 1 min. | |
| (a) Approval of Minutes – October 22, 2020 | | 3 - 5 |
| 6. Board Votes | 30 min. | |
| (a) Proposed Major Capital Projects in the Fiscal Year 2022 Budget | | 6 |
| 7. Board Discussion | 75 min. | |
| (a) Easement Requests | (30 min.) | |
| (1) Pedestrian Water Main Easement for Howard County (Village of Wilde Lake) | | 7 - 10 |
| (2) Stonebrook Public Sewer Easement for Howard County (Village of Kings Contrivance) | | 11 - 14 |
| (3) Easements Shown on Recorded Plats for Howard County (Columbia Wide) | | 15 - 16 |
| (b) (1) Status Report on the Fiscal Year 2021 Operating Budget | (10 min.) | 17 |
| (2) Preliminary October 2020 P&Ls | | 18 - 22 |
| (c) Pre-filed State Legislation | (10 min.) | 23 |
| (d) Most Recent Development Tracker | (15 min.) | 24 - 33 |
| (e) Capital Projects and Open Space Updates | (10 min.) | 34 - 49 |

| | | | |
|-----|--|--------|---------|
| 8. | Chairman's Remarks | 3 min. | 50 |
| 9. | Reports/Presentations | 5 min. | |
| | (a) Report from the CA Representatives to the Inner Arbor Trust Board of Directors | | 51 - 52 |
| | (b) Financial Reports – None | | |
| 10. | For Your Information | | |
| | (a) Clarification of the Community Building Management Analysis | | 53 |
| 11. | Tracking Forms | 5 min. | |
| | (a) Tracking Form for Board Requests | | 54 |
| | (b) Tracking Form for Resident Requests | | 55 |
| 12. | Possible New Topics | 5 min. | |
| 13. | Talking Points | 2 min. | |
| 14. | Adjournment – Anticipated Ending Time: Approximately 9:45 p.m. | | |

Next Scheduled Virtual New Town Visioning and Planning Workshop
Thursday, December 3, 2020 – 7:00 p.m.

Next Scheduled Virtual Board Meeting
Thursday, December 10, 2020 – Beginning at 7:00 p.m.

CA Mission Statement

Engage our diverse community, cultivate a unique sense of place, and enhance quality of life

CA Vision Statement

CA creates and supports solutions to meet the evolving needs of a dynamic and inclusive community.

**Draft Minutes of the
BOARD OF DIRECTORS MEETING
Held October 22, 2020**

To be Approved November 12, 2020

A virtual meeting of Columbia Association's Board of Directors was held on Thursday, October 22. Present were Chairman Andrew Stack; Vice Chair Virginia Thomas; and members Dick Boulton, Renee DuBois, Jessamine Duvall, Lin Eagan, Alan Klein, Milton W. Matthews, Nancy McCord, and Shari Zaret. Also present were CA Vice President/CFO Susan Krabbe; Director of Finance/Treasurer Lynn Schwartz; Director, Office of Planning and Community Affairs Kristin Russell; and Senior Community Planner Jessica Bellah. Board member Janet Evans was not present.

1. Call to Order: The Board of Directors Meeting was called to order at 7:02 p.m. by Chairman Andrew Stack. Mr. Stack announced the directors in attendance and reminded attendees that the meeting was being live-streamed and recorded.

2. Announcement of Closed/Special Meetings Held/To Be Held

The **Risk Management Committee** held a closed virtual meeting on September 24, 2020. Members present were Susan Krabbe, Milton W. Matthews, Nancy McCord, and Lin Eagan, with Ms. Eagan arriving about 6:42 p.m. The vote to close the meeting was 3-0-0.

The closed meeting was authorized under the Maryland Homeowners Association 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 or other legal matters. The meeting was closed from 6:36 p.m. until 6:51 p.m. to review the general liability self-insurance program and specific claims.

CA's **Board of Directors** held a closed virtual work session on October 5, 2020. Members present were Chairman Andrew Stack; Vice Chair Virginia Thomas; Dick Boulton, Renee DuBois, Jessamine Duvall, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, and Shari Zaret. The vote to close the meeting was 10-0-0.

The closed meeting was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property §11B-111(4)(i), Discussion of matters pertaining to employees. The meeting was closed from 8:04 p.m. until 9:14 p.m. for a discussion on the presidential search.

The **Architectural Resource Committee** held a closed virtual meeting on October 12, 2020. Members present were Deb Bach, Sheri Fanaroff, Ed Gordon, Carl McKinney, and Anne McKissick. The vote to close the meeting was 5-0-0.

The closed meeting was authorized under the Maryland Homeowners Association 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 or other legal matters. The meeting was closed from 1:06 p.m. until 2:40 p.m. for the purpose of discussing new and ongoing covenant cases.

3. Approval of Agenda

Action: Prior to the vote, Ms. Thomas asked that approval of the minutes of the September 24, 2020 BOD meeting be moved to Item 6, Board Votes, as a correction needed to be made. Ms. McCord moved to approve the amended agenda. Ms. Thomas seconded the motion, which passed unanimously.

52 **4. Resident Speakout**

53 Gunther Gottfeld spoke about CA's outdoor pools being closed during the summer of 2020.

54 Alex Hekimian spoke about the proposed closed work session following the adjournment of the open meeting.

55
56 **5. Consent Agenda:** none

57
58 **6. Board Votes**

- 59 1. Correction to Minutes from September 24, 2020 Board of Directors meeting

60 Ms. Thomas requested that Page 2, Lines 101-102 reflect her vote against the motion. Ms. Zaret requested
61 that Page 2, Lines 101-102 reflect her vote for the motion.

62 **Action:** Ms. McCord moved to approve the corrected minutes of the September 24, 2020 Board meeting.

63 Ms. Thomas seconded the motion, which was approved unanimously.

64
65 **7. Board Discussion**

- 66 (a) Status Report on the Fiscal Year 2021 Operating Budget

67 The Board discussed the written report. Staff responded to questions.

- 68
69 (b) Pre-filed State Legislation – none

- 70
71 (c) Howard County Housing Opportunities Task Force

72 The Howard County Housing Opportunities Task Force was created to assess the current state of housing
73 in Howard County, and to assist in the preparation of the Housing Opportunities Master Plan. Ms. Russell
74 called the Board's attention to Howard County's three overarching housing challenges: (i) supply not
75 keeping up with demand; (ii) lack of affordable housing; and (iii) new development being less diverse than
76 the housing inventory overall. The Howard County Housing Opportunities Task Force will focus on four
77 main topics: (i) senior housing; (ii) new development and redevelopment; (iii) affordable housing; and (iv)
78 whether housing would be county-wide or only in the water and sewer areas. Ms. Russell will send a list of
79 questions to the Board to gauge their feelings and concerns on the four topics. Responses are due by
80 Tuesday, October 27. The Housing Opportunities Task Force is holding a community meeting on
81 November 2.

82
83 **8. Chairman's Remarks**

- 84 (a) Mr. Stack submitted a written report. He also noted he attended the opening of Bailey Park at the Columbia
85 Lakefront.

86
87 **9. Reports/Presentations**

- 88 (a) President's Report

89 Mr. Matthews submitted a written report.

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

91 Ms. Eagan provided a report in writing.

- 92 (c) Financial Reports and Updates - none

93
94 **10. Tracking Forms**

- 95 (a) Board Requests – No comments were received.

- 96 (b) Resident Requests – No comments were received.

97
98 **11. Proposed New Topics**

99 Ms. Thomas expressed a concern that CA did not receive any funds from the CARES Act and suggested setting
100 up other entities that might be eligible to receive this federal money.

101
102 **12. Talking Points** – Ms. Butler recited the talking points.

104 **13. Discussion of scheduled closed Work Session to follow meeting**
105 **Action:** Mr. Stack called for a vote on the request to hold a closed work session following the adjournment of
106 the open meeting. The Board voted against the request by 4-5-0.
107 For: Mr. Stack, and Mmes. Duvall, Eagan, and McCord.
108 Against: Messrs. Boulton and Klein, and Mmes. DuBois, Thomas, and Zaret.
109 Abstain: None
110
111 **Adjournment** – The meeting was adjourned at 8:42 p.m.
112
113
114 Respectfully submitted,
115
116 Bonnie Butler
117 Recording Secretary



November 6, 2020

To: Members of the Columbia Association Board of Directors
Milton W. Matthews, President/CEO

From: Susan Krabbe, Vice President/CFO

Subject: FY 2022 Proposed Major Capital Projects – November 12

On Thursday, November 12, 2020, the Board of Directors will vote on proposed major capital projects to be included in the draft FY 2022 budget. This meeting is included on the published budget schedule and is open to the public.

Board members received the FY 2022 Pre-Budget Binder, which describes the proposed major capital projects, and discussed them at their October 29, 2020 budget work session. Based on that discussion, staff did not add or delete any project.

We did correct the descriptions of two projects on page 2-1, and the materials posted on the CA website have been revised accordingly:

- Project 6 – Columbia-Wide Tot Lot Renovations (previously described incorrectly as “replacements”). Please refer to page 2-7 for more information on the project.
- Project 11 – Columbia-Wide Watershed Stabilization (the previous description incorrectly included a note about Fairway Hills Golf Club that is no longer relevant. The watershed stabilization issue at Fairway Hills had already been addressed.) Please refer to page 2-12 for the specific watershed stabilization projects requested.

To access the information on line, go to <https://www.columbiaassociation.org/about-us/financials/financial-reports/#fy2022budgetmaterials>; then select FY 2022 Pre-Budget Work Session from the list of reports posted.

If you have any questions, please let me know.



Easement Request Form

Date: 11/12/2020

Easement Grantee: Howard County

Project Name: Pedestrian Bridge Water Main

Proposed Easement Location:

Easements as shown in Plat Book 13, Folio 74 Village
of Wilde Lake, Section 10, Area 1, Lot 2 & Village of Wilde Lake, Section 5, Faulkner Ridge, Lot
96

Purpose of Proposed Easement:

Howard County needs access to easements shown in Plat Book 13, Folio 74 in order to construct, repair, replace, and maintain public utilities and facilities related to Howard County Project W-8322

Alternatives to Proposed Easement:

If the easement are not granted, CA would be responsible for maintaining the public utilities installed on CA owned land

Briefly describe who will be impacted and how they will be impacted:

Adjacent neighbors in the vicinity of the project. Residents will see temporary construction activity during construction. Temporary closure of the pathway and pedestrian bridge

Additional Notes:

Provides for a deed of easement to match the already recorded easement reservations recorded on the plats. The deed of easement will still allow the reinstallation of the existing foot bridge to remain in its current location. Recommend approval, subject to staff review

Contact Information

Name: Brady Greer
E-mail: Brady.Greer@ColumbiaAssociation.org
Phone #: 443.674.0097

RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard County, Maryland relating to Howard County Project W-8322 on CA Open Space Lots 2 & 96, Village of Wilde Lake, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Easement is expected to produce civic betterments or social improvements consisting of improved public amenities and public access; and
3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

BE IT SO RESOLVED

_____, 2020



Easement Request Form

Date: 11/12/2020

Easement Grantee: Howard County

Project Name: Stonebrook Public Sewer Easement

Proposed Easement Location:

Village of King's Contrivance, Section 1, Area 3, Lot 48

Purpose of Proposed Easement:

Howard County needs to expand the existing sewer easement in order to repair and maintain a public sewer and associated stream crossing to improve the public facilities for the residents of Columbia

Alternatives to Proposed Easement:

Howard County would have to redesign the sewer repair in order to stay within the established easement area. This would entail restricting the improvements to the easement and leaving an unstable erosive stream on CA property.

Briefly describe who will be impacted and how they will be impacted:

Adjacent neighbors in the vicinity of the project. Residents will see brief temporary construction activity during construction. Temporary pathway closure.

Additional Notes:

Recommend approval, subject to staff review

Contact Information

Name: Brady Greer
E-mail: Brady.Greer@ColumbiaAssociation.org
Phone #: 443.674.0097

RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard County, Maryland relating to a public sewer on CA Open Space Lot 48, Village of King’s Contrivance, a copy of which is attached to this Resolution (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Easement is expected to produce civic betterments or social improvements consisting of improved public facilities; and
3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

BE IT SO RESOLVED

_____, 2020



Memo

To: Dennis Matthey, CA Board of Directors
From: Real Estate Services
Date: November 12, 2020
RE: Public Easements Found on Recorded Plats

The Howard County easement process has evolved over time into a two step process: First, easement boundaries are located on the record plat (what would commonly be referred to as the drawings). Then, a deed of easement must be recorded (the written details associated with easement terms and conditions). Many of the early Howard County utility easements for water, sewer and storm water features that were recorded on the record plat stopped short of the formal deed of easement recordation process. Procedures and policies have changed and current Howard County processing requires both locating the easement on the plat as well as a recorded deed of easement. Consequently, there are many instances where Howard County will not recognize easements until the deed of easement recordation is completed.

The location of utility easements on the records plats generally infer maintenance responsibilities. However, Howard County will not assume maintenance responsibilities until a deed of easement has been recorded. Recording the deeds of easements is an administrative step for utility easements which include detailed maintenance responsibilities that should be assigned to Howard County.

In cases where there are insufficient deeds for easements - which are oftentimes associated with storm water features-, Howard County will submit a work order to CA to repair the public infrastructure. When these instances arise, it is in CA's best interest to "formally" grant a deed of easement to Howard County in order to move maintenance responsibilities for public infrastructure features from CA to Howard County.

Since CA has already accepted the easement reservation on the recorded plat, CA staff would like the CA BOD to approve a resolution allowing the CA Open Space Real Estate Services Department to process deeds of easements for Howard County utility easements shown on previously recorded plats without having to present the request to the BOD. The resolution would provide for approval of the deed of easement subject to the review and approval of CA's Real Estate Services staff and CA's legal department, as well as a signature approval by CA's Vice President and CFO.

RESOLUTION AUTHORIZING EASEMENT

The Columbia Association (“CA”) Board of Directors (the “Board”) has considered whether to grant an easement, subject to staff final review, to Howard County, Maryland relating to easements shown on previously recorded plats located on CA owned property, (the “Easement”). The Board makes the following findings with respect to the Easement:

1. The execution and performance of the Easement is taken exclusively for the promotion of the social welfare of the people of Columbia;
2. The Easement is expected to produce civic betterments or social improvements consisting of improved public facilities and public access; and
3. The Easement produces benefits for the people of Columbia that are necessary incidents to the accomplishment of CA’s purpose to promote the social welfare of the people of Columbia.

Having made these findings, the Board hereby authorizes the execution of the Easement on behalf of CA.

BE IT SO RESOLVED

_____, 2020



November 6, 2020

TO: Columbia Association Board of Directors
Milton W. Matthews, President/CEO

FROM: Susan Krabbe, Vice President and CFO

CC: Lynn Schwartz, Director of Finance/Treasurer
Members of the Senior Leadership Team

SUBJECT: Status Report on the Fiscal Year 2021 Operating Budget

I anticipate being able to share preliminary operating results through October 2020 CA-wide, and for the departments of Sport & Fitness, Community Services, and Open Space and Facility Services, at the November 12 work session. The statements have not been completed as of the date of this memo. These preliminary statements will be added to the backup materials for the November 12 agenda when complete.

The actual results through July 31, 2020 as compared to the FY 2021 budget and the same period last year, as well as our updated estimated results for the full fiscal year (FY 2021) are posted on the CA website at:

<https://www.columbiaassociation.org/wp-content/uploads/2020/09/FY21-First-Quarter-for-posting.pdf>

The second quarter financial report covering the period from May 1, 2020 through October 31, 2020, including an updated projection for the full fiscal year, will be distributed to the CA Board and Audit Committee and posted on CA's website during the week of November 30, 2020. Also, they will be presented and discussed at the December 8, 2020 Audit Committee meeting.



November 10, 2020

TO: Columbia Association Board of Directors
Milton W. Matthews, President/CEO

FROM: Susan Krabbe, Vice President and CFO

CC: Lynn Schwartz, Director of Finance/Treasurer
Members of the Senior Leadership Team

SUBJECT: Status Report on the Fiscal Year 2021 Operating Budget

Here are preliminary operating results through October 2020 CA-wide, and for the departments of Sport & Fitness, Community Services, and Open Space and Facility Services, for the November 12 work session. The information is preliminary and subject to change as the team continues its review and analysis.

The second quarter financial report covering the period from May 1, 2020 through October 31, 2020, including comparative information and an updated projection for the full fiscal year, will be distributed to the CA Board and Audit Committee and posted on CA's website during the week of November 30, 2020. Also, they will be presented and discussed at the December 8, 2020 Audit Committee meeting, and on the agenda for the December 10, 2020 Board meeting.

The actual results through July 31, 2020 as compared to the FY 2021 budget and the same period last year, as well as our updated estimated results for the full fiscal year (FY 2021) are posted on the CA website at:

<https://www.columbiaassociation.org/wp-content/uploads/2020/09/FY21-First-Quarter-for-posting.pdf>

Columbia Association, Inc.
Organization-Wide
PRELIMINARY Statement of Activities
May 1, 2020 through October 31, 2020
\$000's

| Description | Year to Date FY2021-ACTUAL | MAY FY2021 | JUN FY2021 | JUL FY2021 | AUG FY2021 | SEP FY2021 | OCT FY2021 |
|--|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Income: | | | | | | | |
| Annual Charge | 43,586 | 0 | -2 | 43,560 | -139 | 9 | 158 |
| Tuition and Enrollment | 41 | 0 | 0 | 0 | 0 | 25 | 16 |
| Direct Memberships | 1,065 | 26 | 152 | 253 | 208 | 206 | 220 |
| Fees Income | 2,090 | 133 | 247 | 366 | 425 | 437 | 482 |
| Rental Income | 820 | 48 | 89 | 144 | 156 | 177 | 206 |
| Net Sales | 70 | -3 | 16 | 15 | 8 | 18 | 16 |
| Gain (Loss) on Fixed Asset Disposals | -15 | 4 | 1 | -8 | -2 | 0 | -10 |
| Other Income | 67 | 8 | 7 | 3 | 12 | 18 | 19 |
| Membership Allocations | 2,984 | 49 | 389 | 660 | 563 | 617 | 706 |
| Total Income | 50,708 | 265 | 899 | 44,993 | 1,231 | 1,507 | 1,813 |
| Expenses: | | | | | | | |
| Salary, Wages and Contract Labor | 6,633 | 565 | 820 | 1,095 | 1,082 | 1,433 | 1,638 |
| Annual Performance Incentives | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Payroll Taxes | 524 | 45 | 71 | 95 | 87 | 116 | 110 |
| Employee Benefits | 1,327 | 209 | 214 | 219 | 214 | 245 | 226 |
| Operating Supplies/Expenses | 517 | 65 | 68 | 91 | 95 | 96 | 102 |
| Technology Supplies/Expenses | 616 | 200 | 85 | 152 | 89 | 43 | 47 |
| Collection and Treasury Expenses | 222 | 5 | 13 | 36 | 44 | 69 | 55 |
| Fees | 1,460 | 129 | 257 | 193 | 357 | 265 | 259 |
| Comm. Assoc. Annual Charge Share Grant | 1,651 | 298 | 291 | 190 | 872 | 0 | 0 |
| Temporary Funding and Grants Expense | 45 | 0 | 0 | 45 | 0 | 0 | 0 |
| Rentals | 954 | 192 | 73 | 223 | 164 | 155 | 147 |
| Utilities | 723 | 75 | 115 | 113 | 146 | 144 | 130 |
| Insurance and Taxes | 724 | 120 | 118 | 112 | 112 | 113 | 149 |
| Repairs and Maintenance | 1,203 | 99 | 136 | 224 | 197 | 251 | 296 |
| Depreciation | 5,951 | 974 | 976 | 1,014 | 981 | 1,008 | 998 |
| Interest Expense Allocation | 553 | 70 | 82 | 64 | 122 | 109 | 106 |
| Alloc. of Customer and Member Services | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alloc. of Department's Admin. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alloc. of Branding and Media Production | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Operating Expenses | 23,103 | 3,046 | 3,319 | 3,866 | 4,562 | 4,047 | 4,263 |
| Increase/(Decrease) in Net Assets from Operations | 27,605 | -2,781 | -2,420 | 41,127 | -3,331 | -2,540 | -2,450 |
| Alloc. of Admin. Serv. Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Non-Operating Exp./Contingencies | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Increase/(Decrease) in Net Assets | 27,605 | -2,781 | -2,420 | 41,127 | -3,331 | -2,540 | -2,450 |

Columbia Association, Inc.
Department of Sport & Fitness
PRELIMINARY Statement of Activities
May 1, 2020 through October 31, 2020
\$000's

| Description | Year to Date FY2021-ACTUAL | MAY FY2021 | JUN FY2021 | JUL FY2021 | AUG FY2021 | SEP FY2021 | OCT FY2021 |
|--|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Income: | | | | | | | |
| Annual Charge | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tuition and Enrollment | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Direct Memberships | 1064 | 25 | 151 | 254 | 208 | 206 | 220 |
| Fees Income | 1916 | 124 | 224 | 320 | 388 | 414 | 446 |
| Rental Income | 750 | 37 | 78 | 134 | 147 | 165 | 189 |
| Net Sales | 69 | -3 | 16 | 15 | 8 | 18 | 15 |
| Gain (Loss) on Fixed Asset Disposals | -11 | 0 | 0 | -9 | -2 | 0 | 0 |
| Other Income | 11 | 0 | 0 | 0 | 5 | 6 | 0 |
| Membership Allocations | 2983 | 49 | 387 | 661 | 563 | 617 | 706 |
| Total Income | 6,782 | 232 | 856 | 1,375 | 1,317 | 1,426 | 1,576 |
| Expenses: | | | | | | | |
| Salary, Wages and Contract Labor | 2960 | 155 | 298 | 586 | 548 | 654 | 719 |
| Annual Performance Incentives | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Payroll Taxes | 242 | 13 | 26 | 53 | 44 | 52 | 54 |
| Employee Benefits | 437 | 67 | 70 | 74 | 72 | 76 | 78 |
| Operating Supplies/Expenses | 243 | 35 | 35 | 45 | 43 | 46 | 39 |
| Technology Supplies/Expenses | 9 | 0 | 0 | 0 | 3 | 5 | 1 |
| Collection and Treasury Expenses | 60 | 0 | 4 | 10 | 14 | 19 | 13 |
| Fees | 150 | 20 | 96 | 11 | 4 | 11 | 8 |
| Comm. Assoc. Annual Charge Share Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temporary Funding and Grants Expense | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rentals | 556 | 129 | 66 | 94 | 98 | 83 | 86 |
| Utilities | 498 | 44 | 69 | 77 | 106 | 105 | 97 |
| Insurance and Taxes | 445 | 74 | 70 | 66 | 66 | 66 | 103 |
| Repairs and Maintenance | 780 | 68 | 109 | 130 | 153 | 155 | 165 |
| Depreciation | 3279 | 541 | 542 | 547 | 546 | 551 | 552 |
| Interest Expense Allocation | 290 | 36 | 43 | 33 | 64 | 58 | 56 |
| Alloc. of Customer and Member Services | 473 | 36 | 51 | 85 | 85 | 108 | 108 |
| Alloc. of Department's Admin. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alloc. of Branding and Media Production | 275 | 32 | 37 | 47 | 45 | 46 | 68 |
| Total Operating Expenses | 10,697 | 1,250 | 1,516 | 1,858 | 1,891 | 2,035 | 2,147 |
| Increase/(Decrease) in Net Assets from Operations | -3,915 | -1,018 | -660 | -483 | -574 | -609 | -571 |
| Alloc. of Admin. Serv. Expenses | 548 | 19 | 69 | 111 | 107 | 115 | 127 |
| Non-Operating Exp./Contingencies | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Increase/(Decrease) in Net Assets | -4,463 | -1,037 | -729 | -594 | -681 | -724 | -698 |

Columbia Association, Inc.
Department of Community Services
PRELIMINARY Statement of Activities
May 1, 2020 through October 31, 2020
\$000's

| Description | Year to Date FY2021-ACTUAL | MAY FY2021 | JUN FY2021 | JUL FY2021 | AUG FY2021 | SEP FY2021 | OCT FY2021 |
|--|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Income: | | | | | | | |
| Annual Charge | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tuition and Enrollment | 41 | 0 | 0 | 0 | 0 | 25 | 16 |
| Direct Memberships | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fees Income | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Rental Income | 24 | 4 | 4 | 4 | 4 | 4 | 4 |
| Net Sales | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gain (Loss) on Fixed Asset Disposals | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other Income | 15 | 0 | 0 | 0 | 0 | 5 | 10 |
| Membership Allocations | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Income | 81 | 4 | 4 | 4 | 4 | 34 | 31 |
| Expenses: | | | | | | | |
| Salary, Wages and Contract Labor | 332 | 46 | 46 | 28 | 40 | 80 | 92 |
| Annual Performance Incentives | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Payroll Taxes | 31 | 4 | 4 | 2 | 3 | 12 | 6 |
| Employee Benefits | 141 | 22 | 22 | 22 | 22 | 36 | 17 |
| Operating Supplies/Expenses | 4 | 1 | 0 | 0 | 1 | 1 | 1 |
| Technology Supplies/Expenses | 5 | 0 | 0 | 5 | 0 | 0 | 0 |
| Collection and Treasury Expenses | 1 | 1 | 0 | 0 | 0 | 0 | 0 |
| Fees | 18 | 0 | 2 | 10 | 2 | 3 | 1 |
| Comm. Assoc. Annual Charge Share Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temporary Funding and Grants Expense | 45 | 0 | 0 | 45 | 0 | 0 | 0 |
| Rentals | 72 | 12 | 1 | 23 | 12 | 13 | 11 |
| Utilities | 28 | 5 | 5 | 4 | 6 | 5 | 3 |
| Insurance and Taxes | 18 | 3 | 3 | 3 | 3 | 3 | 3 |
| Repairs and Maintenance | 24 | 0 | 1 | 10 | 4 | 5 | 4 |
| Depreciation | 108 | 18 | 18 | 18 | 18 | 18 | 18 |
| Interest Expense Allocation | 12 | 2 | 2 | 1 | 3 | 2 | 2 |
| Alloc. of Customer and Member Services | 3 | 0 | 0 | 0 | 0 | 2 | 1 |
| Alloc. of Department's Admin. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alloc. of Branding and Media Production | 18 | 2 | 2 | 4 | 2 | 4 | 4 |
| Total Operating Expenses | 860 | 116 | 106 | 175 | 116 | 184 | 163 |
| Increase/(Decrease) in Net Assets from Operations | -779 | -112 | -102 | -171 | -112 | -150 | -132 |
| Alloc. of Admin. Serv. Expenses | 147 | 20 | 18 | 30 | 20 | 31 | 28 |
| Non-Operating Exp./Contingencies | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Increase/(Decrease) in Net Assets | -926 | -132 | -120 | -201 | -132 | -181 | -160 |

Columbia Association, Inc.
Department of Open Space and Facility Services
PRELIMINARY Statement of Activities
May 1, 2020 through October 31, 2020
\$000's

| Description | Year to Date FY2021-ACTUAL | MAY FY2021 | JUN FY2021 | JUL FY2021 | AUG FY2021 | SEP FY2021 | OCT FY2021 |
|--|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Income: | | | | | | | |
| Annual Charge | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Tuition and Enrollment | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Direct Memberships | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fees Income | 56 | 9 | 0 | 18 | 22 | 3 | 4 |
| Rental Income | 47 | 7 | 7 | 6 | 5 | 9 | 13 |
| Net Sales | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gain (Loss) on Fixed Asset Disposals | 12 | 4 | 1 | 7 | 0 | 0 | 0 |
| Other Income | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Membership Allocations | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Income | 115 | 20 | 8 | 31 | 27 | 12 | 17 |
| Expenses: | | | | | | | |
| Salary, Wages and Contract Labor | 1314 | 142 | 218 | 181 | 182 | 278 | 313 |
| Annual Performance Incentives | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Payroll Taxes | 103 | 11 | 18 | 14 | 18 | 21 | 21 |
| Employee Benefits | 357 | 56 | 58 | 58 | 59 | 61 | 65 |
| Operating Supplies/Expenses | 129 | 20 | 13 | 19 | 13 | 29 | 35 |
| Technology Supplies/Expenses | 9 | 0 | 0 | 0 | 3 | 5 | 1 |
| Collection and Treasury Expenses | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fees | 766 | 59 | 67 | 80 | 280 | 172 | 108 |
| Comm. Assoc. Annual Charge Share Grant | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Temporary Funding and Grants Expense | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Rentals | 33 | 2 | 3 | 9 | 5 | 6 | 8 |
| Utilities | 49 | 9 | 7 | 8 | 10 | 9 | 6 |
| Insurance and Taxes | 139 | 23 | 24 | 23 | 23 | 23 | 23 |
| Repairs and Maintenance | 331 | 31 | 18 | 73 | 32 | 69 | 108 |
| Depreciation | 1897 | 305 | 305 | 339 | 305 | 327 | 316 |
| Interest Expense Allocation | 194 | 25 | 29 | 22 | 43 | 38 | 37 |
| Alloc. of Customer and Member Services | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alloc. of Department's Admin. | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Alloc. of Branding and Media Production | 148 | 19 | 20 | 22 | 25 | 26 | 36 |
| Total Operating Expenses | 5,469 | 702 | 780 | 848 | 998 | 1,064 | 1,077 |
| Increase/(Decrease) in Net Assets from Operations | -5,354 | -681 | -771 | -816 | -970 | -1,051 | -1,060 |
| Alloc. of Admin. Serv. Expenses | 821 | 105 | 117 | 127 | 150 | 160 | 162 |
| Non-Operating Exp./Contingencies | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Increase/(Decrease) in Net Assets | -6,175 | -786 | -888 | -943 | -1,120 | -1,211 | -1,222 |



TO: BOARD OF DIRECTORS
FROM: SHERI V.G. FANAROFF
RE: PRE-FILED LEGISLATION
DATE: NOVEMBER 6, 2020

There is not yet any pre-filed legislation in the Maryland General Assembly. We may begin to see pre-filed bills by the end of the month.

There are likely to be several bills providing varying levels of protection against COVID liability suits. It also is likely that the bill on licensing and registration of common ownership community managers, which we have seen in a number of previous years, also will be filed again this year.

As a point of general information, the 2021 General Assembly Session at present is planned to be an in-person event, but all committee meetings will be conducted via Zoom.

Columbia Development Tracker

November 2, 2020



The Columbia Development Tracker incorporates projects or development proposals going through their entitlement and/or planning review process. The tracker is composed of four separate sections, which are listed below in order of appearance:

1. Upcoming development related public meetings
2. Previous development related public meetings and decisions
3. Newly submitted development plans
4. Previously submitted development proposals and decisions/status

This monthly report is produced by CA's Office of Planning and Community Affairs with information compiled from Howard County Government

Upcoming Development Public Meetings

Special Note: Temporary Modifications to Development Tracker

In response to the Covid-19 virus, most Howard County planning and development meetings have transitioned to a virtual format with computer and phone-based call in options. The procedures and registration requirements of these virtual meetings varies by meeting type. Columbia Association's Office of Planning and Community Affairs will continue to monitor the status of meetings and hearings. When virtual meetings are held the development tracker will attempt to reflect procedures for attending such meetings.

The Howard County Department of Planning and Zoning is still accepting applications and development proposal plans for review which will continue to be tracked in this report. The Howard County Planning Board, Hearing Examiner, and Zoning Board will continue to meet virtually for the next several months.

Developers may now host virtual pre-submission community meetings subject to approval of their proposed accommodations through the waiver petition process. Material presented during these meetings is required to be posted online for at least two weeks after the meeting and accommodate community comments on those materials. The CA development tracker will note when pre-submission community meetings are being held but will not track the WP submissions associated with these meetings.

Upcoming Development Public Meetings

| Project | Village | Meeting Date, Time, and Location | Meeting Type | Stage in the Development Review Process | CA Staff Recommendation |
|--|----------------------|--|----------------------------------|---|--|
| <p>Patuxent Commons</p> <p>A 76 unit apartment on 4.52 acres at the northeast intersection of Cedar Lane and Freetown Road. Howard County Housing Commission is a partner on this project which will include units set aside for adults with disabilities and 70% affordable/30% market rate with a mix of 1, 2 and 3 bedroom units.</p> | Near Hickory Ridge | <p>11/5/2020 6:30 pm</p> <p>Virtual meeting link</p> | Pre-submission community meeting | Pre-submission community meeting | No action recommended. CA OPCA is supportive of this project at this location and finds the proposed building and site plan appropriate to the adjacent context. |
| Howard Community College proposes to construct a new Mathematics & Athletics Complex on the campus | Columbia non-village | <p>11/9/2020 6 pm</p> <p>Virtual meeting link</p> | Pre-submission community meeting | Community Notice and input prior to submission of any plans for development review. | No action recommended. |
| <p>BA-19-004S Howard Community College</p> <p>A sign variance for multiple freestanding ID signs with electronic changeable at 10901 Little Patuxent Parkway.</p> | Columbia non-village | <p>11/12/2020 10 am</p> <p>Registration link</p> | Hearing Examiner | Final decision on variance request | CA OPCA provided comment on the original site placement. The new location is set behind the cross-Columbia multi-use pathway. |

Upcoming Development Public Meetings

| Project | Village | Meeting Date, Time, and Location | Meeting Type | Stage in the Development Review Process | CA Staff Recommendation |
|---|-----------------|---|--|--|---|
| <p>ZB-1119M HRVC Limited Partnership, C/O Kimco Realty Corp</p> <p>A request to amend the Preliminary Development Plan for Columbia's New Town District for the purpose of redeveloping the Hickory Ridge Village Center.</p> | Hickory Ridge | <p>11/18/2020 6:00 pm</p> <p>WebEx Hearing – Register and View Online</p> <p>Continuation of hearing from 7/24/19, 9/4/19, 9/25/19 (cancelled), 11/07/19, 1/15/20, 1/29/20, 2/5/20, 6/3/20, 6/10/20, 6/24/20, 7/22/20, 9/30/20, 10/1/20, 10/21/20</p> | <p>Zoning Board</p> <p>The Planning Board previously voted to recommend approval of the PDP amendment.</p> | <p>Final public meeting and decision</p> | <p>No action recommended. CA planning staff will closely monitor this case.</p> <p>The Village of Hickory Ridge is listed as neutral party requesting alterations to the plan as submitted.</p> |
| <p>Erickson at Limestone Valley ZB-1118M</p> <p>A proposal to rezone 62.116 acres from B-2 & RC-DEO to CEF-M for development of a continuing care retirement community and to permit the expansion/relocation of the existing Freestate Gasoline Service Station. Property under consideration is located off MD 108 at 12170 Clarksville Pike.</p> | Near River Hill | <p>12/2/2020 Time TBD</p> <p>WebEx Hearing – Register and View Online</p> <p>Continuation of hearing from 6/17/20, 7/15/20, 9/02/20, 9/16/20, 10/7/20, 10/28/20</p> | <p>Zoning Board</p> | <p>Evaluation for change to CEF-M zoning</p> <p>Planning Board previously recommended approval</p> | <p>No action recommended. CA planning staff is monitoring this proposal.</p> |

Previous Development Related Meetings and Decisions

| Project | Village | Meeting Date, Time, and Location | Meeting Type | Decision | Stage in the Development Review Process | CA Staff Recommendation |
|---|--|----------------------------------|--|-------------------------------|---|---|
| SDP-69-904 10227 Wincopin Circle A redline revision to the SDP was submitted in order to install a temporary parking lot and passive lawn area at the recently demolished American Cities Building. | Columbia Non-Village | 10/1/2020 7 pm | Planning Board – Decision Making Role | Approved | Final Approval | No action recommended |
| Roslyn Rise A redevelopment proposal for 153 units on 3.5 acres of property located at 10339 Twin Rivers Road. | Wilde Lake | 10/13/2020 6 pm | Presubmission Community meeting | Not a decision making meeting | Community Notice and input prior to submission of any plans for development review. | OPCA staff provided comments to the development team and will monitor this project. |
| BA 766-D – British American Bldg. LLC, et al Appeal of Planning Board approval of SDP-17-041 Royal Farm store 186 SE corner of Snowden River Pkwy and Minstrel Way. | Columbia Non-village, Guilford Industrial Park | 10/16/2020 11 am | Hearing Examiner | Decision and Order is pending | Hearing and decision by the Hearing Examiner | No action recommended |

Previous Development Related Meetings and Decisions

| Project | Village | Meeting Date, Time, and Location | Meeting Type | Decision | Stage in the Development Review Process | CA Staff Recommendation |
|---|--------------------|----------------------------------|------------------|--|---|-------------------------|
| BA-20-003V Dorsey Overlook LLLP A residential variance is proposed to reduce structure setbacks for a retaining wall, sidewalks, parking and a private drive associated with the proposed development of 82 townhomes at the northeast corner of MD 108 and Columbia Rd. | Near Dorsey Search | 10/20/2020 2 pm | Hearing Examiner | Approved – CA OPCA provided opposition testimony against the variance request. | Final decision on variance request | No action recommended |

Newly Submitted Development Plans

F-21-023, Dorsey Overlook

Near Dorsey's Search



Project Description:

A final plan was submitted in association with an 82 unit 1 over 2 townhome proposal at the northeast quadrant of the intersection of MD 108 and Columbia Road.

Submitted: 10/22/2020

Zoning: R-Apt

Decision/Status: Under review

Next Steps: Review and decision by Department of Planning and Zoning

CA Staff Recommendation: No action recommended

ECP-20-051, Sapariya Property

Columbia non-village



Project Description: An environmental concept plan was submitted for two single family detached homes on a property located at 5669 Trotter Road with an existing single family detached home.

Submitted: 10/08/2020

Zoning: R-20

Decision/Status: Under review

Next Steps: Technical review and decision by Department of Planning and Zoning

CA Staff Recommendation: No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division.

| Columbia Development Tracker (October 2020) | | | | | | Last Updated 8/31/2020 | |
|---|---|--|---------------------------------|--------|-----------------------------------|---|---|
| This is the monthly status summary of previously proposed development and redevelopment projects in Columbia. | | | | | | | |
| Previous Development Proposals and Decisions | | | | | | | |
| Project | Latest Submission or Meeting Date | Project Description | Village | Zoning | Decision/Status | Stage in the Development Review Process / Next Steps | CA Staff Recommendation |
| SDP-19-025 Cedar Creek Bridge and Trail WP-20-094 (3/13/2020) | 11/21/2018, 2/28/2019, 5/28/2019, 1/6/2020, 9/10/2020 | An SDP was submitted for an environmental trail connecting the Cedar Creek development to the Robinson Nature Center. This project is a community enhancement and a condition of approval for CEF-R associated with the adjacent Cedar Creek residential development on Grace Drive. Alternative Compliance Request is for additional time for developer to address DPZ review comments. (Approved) | Near River Hill & Hickory Ridge | NT | Under Review | Technical review by staff | No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change. |
| SDP-19-068 Taco Bell | 6/18/2019, 11/25/2019, 4/30/2020 | A Site Development Plan was submitted for the Taco Bell located at 7102 Minstrel Way. The existing building will be replaced with a new building (also Taco Bell) and adjustments made to the site design. | Village of Owen Brown | NT | Approved 10/29/20 | Planning Board | No action recommended – staff will monitor this project to ensure adequate landscape buffering is proposed between the project and Snowden River Parkway. |
| SDP-20-009 F-20-11 F-21-002 Eden Brook | 9/20/2019, 12/05/2019, 1/29/2020 | A Site Development Plan and Final Plan were submitted in association with the proposed development of 24 single-family attached age-restricted houses at the SW corner of Guilford Road and Eden Brook Drive on the historic Wildwood House site. Easements on CA open space lot 525 (F-21-002) also associated with this project. | Near Kings Contrivance | R-12 | Technically Complete 3/10/2020 | Review and decision by Department of Planning and Zoning. | No action recommended. Must comply with previous concept plan and relevant code requirements. |
| SDP-20-027 Ellicott Gardens II WP-20-095 | 12/23/2019 3/16/2020 | The owners of property at 5513 & 5511 Waterloo Road are proposing to develop a 70 unit apartment building on 3 acres of property partially developed with an existing surface parking lot. This is a Howard County Housing Commission project. Alternative Compliance requests additional time to prepare additional storm-water management plans. | Near Long Reach | POR | Submit Revised | Review and decision by Department of Planning and Zoning. | No action recommended |

Columbia Development Tracker (October 2020)

Last Updated 8/31/2020

This is the monthly status summary of previously proposed development and redevelopment projects in Columbia.

Previous Development Proposals and Decisions

| Project | Latest Submission or Meeting Date | Project Description | Village | Zoning | Decision/Status | Stage in the Development Review Process / Next Steps | CA Staff Recommendation |
|---|--|--|------------------------|--------|--------------------------------|---|---|
| SDP-20-042, Lakeview Retail | 2/25/2020, 6/18/2020 | The owner of property located on Broken Land Parkway north of Patuxent Woods Dr. is proposing a single multi-tenant retail building, including a fast food restaurant, on a pad site between Broken Land Parkway and the existing office buildings at 9801, 9821, & 9861 BLP. The proposed use is permitted under the current FDP but subject to Planning Board approval of landscaping plans. | Owen Brown | NT | Submit Revised | DPZ staff level review prior to Planning Board | The Office of Transportation has requested the inclusion of a bicycle and pedestrian sidepath on the frontage of Broken Land Parkway connecting from the proposed development north to the intersection at Cradlerock Way. CA Planning staff is highly supportive of this proposal for improved transportation opportunities and recommends CA support the request. |
| Jordan Overlook SDP-20-044 F-20-073 F-20-059 | 3/9/2020; 5/21/2020; 5/6/2020; 6/30/2020; 9/3/2020 | The owner of property at 9211, 9214, 9215, & 9219 Jordan River Road (access from Canvasback Dr.), consisting of 5.45 acres total, submitted a site development plan proposing 4 single family detached homes to be built on the three smaller lot. Two final subdivision plans were submitted in association with this proposal (under review). | Near Oakland Mills | R-20 | Technically Complete 10/26/20 | Technical review and decision by Department of Planning and Zoning. | No action recommended. Proposal is consistent with surrounding density and zoning. |
| SDP-20-059, East Columbia 50+ Center | 5/26/2020, 8/20/2020 | A Site Development Plan was submitted for a 2 story standalone community center at 6600 Cradlerock Way, adjacent to the East Columbia Library. This facility is to replace the existing center located within the library. | Owen Brown | NT | Submit Revised | Review by Department of Planning and Zoning; then Planning Board. | No action recommended. Project is net community benefit and while impacting existing tree line, is sited to achieve minimum disturbance. |
| ECP-19-055, Pope Property | 6/16/2020, 9/9/2020 | The owner of property at 10446 Owen Brown Rd submitted an Environmental Concept Plan for 3 single family detached homes on 1.81 acres. | Near Hickory Ridge | R-20 | Submit Revised | Technical review and decision by Department of Planning and Zoning | No action recommended. The proposal is consistent with the zoning and surrounding area. |
| F-20-061, Huntington Point | 6/4/2020, 8/28/2020 | The owner of property at 9454 Volmerhausen Rd submitted a final plan associated with the development of 8 single family detached homes on 2.02 acres. | Near Kings Contrivance | R-SC | Technically Complete 10/7/20 | Technical review and decision by Department of Planning and Zoning | No action recommended. The proposal is consistent with the zoning and surrounding area. |
| SDP-20-055 Cedar Creek Phase 2 | 7/30/2020 | The owner of property at 7600 Grace Drive submitted a site development plan for 55 single family detached homes which are part of a larger development proposal at this site. | Near River Hill | CEF-R | Technically Complete 9/23/2020 | Review and approval by Department of Planning and Zoning | No action recommended – development is consistent with concept plan approved as part of CEF-R zoning change. |

| Columbia Development Tracker (October 2020) | | | | | | Last Updated 8/31/2020 | |
|---|-----------------------------------|--|--|--------|-----------------------|---|--|
| This is the monthly status summary of previously proposed development and redevelopment projects in Columbia. | | | | | | | |
| Previous Development Proposals and Decisions | | | | | | | |
| Project | Latest Submission or Meeting Date | Project Description | Village | Zoning | Decision/Status | Stage in the Development Review Process / Next Steps | CA Staff Recommendation |
| ECP-21-003 New Path Reformed Church | 8/25/2020 | An environmental concept plan was submitted proposing the construction of a new religious facility on currently undeveloped land located at 10425 Clarksville Pike (Route 108). | Near Harper's Choice | R-20 | Submit Revised | Technical review and decision by Department of Planning and Zoning | No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division. |
| ECP-20-052 Harriet Tubman Auditorium | 8/18/2020 | An environmental concept plan was submitted associated with outdoor site improvements including additional parking, playground, outdoor seating area, etc. | Near Hickory Ridge | R-SC | Submit Revised | Technical review and decision by Department of Planning and Zoning | No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division. |
| SDP-20-077, Columbia EZ Storage | 8/11/2020 | The owners of property at 9265 Berger Road are proposing demolishing the two existing buildings on the rear of the site and constructing one new storage facility. | Near Columbia non-village & Owen Brown | M-1 | Under Review | Technical review and decision by Department of Planning and Zoning | No action recommended - The project is consistent with permitted uses and surrounding area. |
| F-21-004 | 8/11/2020 | A final plan was submitted in order to record easements related to construction of the new Talbott Springs Elementary School. | Oakland Mills | NT | Under Review | Review and recordation | No action recommended |
| ECP-21-004 | 8/4/2020; 10/1/2020 | An environmental concept plan was submitted proposing construction of a single family home on the undeveloped portion of a subdivided lot located at 9237 Cartersville Rd. | Near Columbia non-village | R-12 | Under Review | Technical review and decision by Department of Planning and Zoning | No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division. |
| WP-21-032, Lot G-39 | 9/22/2020 | A townhome property located at 9021 Queen Maria Court is requesting alternative compliance from the 100 ft. stream buffer setback restriction for new structures in order to remove an existing deck and construct a screen porch addition on a concrete slab. | Village of Long Reach | NT | Approved - 10/15/2020 | Review and decision by Department of Planning and Zoning | CA OPCA reached out to the staff planner to discuss this case and express CA's support for strong environmental protections of open space lands. |
| ECP-21-011, Mathematics & Athletics Complex | 9/22/2020 | An environmental concept plan was submitted associated with a project on the Howard Community College Campus. More information about the project is pending. | Columbia Non-village | POR | Submit Revised | Technical review and decision by Department of Planning and Zoning | No action recommended - The applicant will need to meet current design standards as determined by the Development Engineering Division. |
| SDP-21-003 | 9/15/2020 | A Site Development Plan was submitted for a property located at 9190 red Branch Road. The proposal would demolish the existing building and replace it with two buildings one of which would serve as a warehouse and the other as a warehouse and office space. | Columbia Non-village | NT | Submit Revised | Review by DPZ staff and the Planning Board should it chose to exercise review authority | No action recommended. Proposal conforms with zoning regulations and is appropriate to the site and surrounding area. |



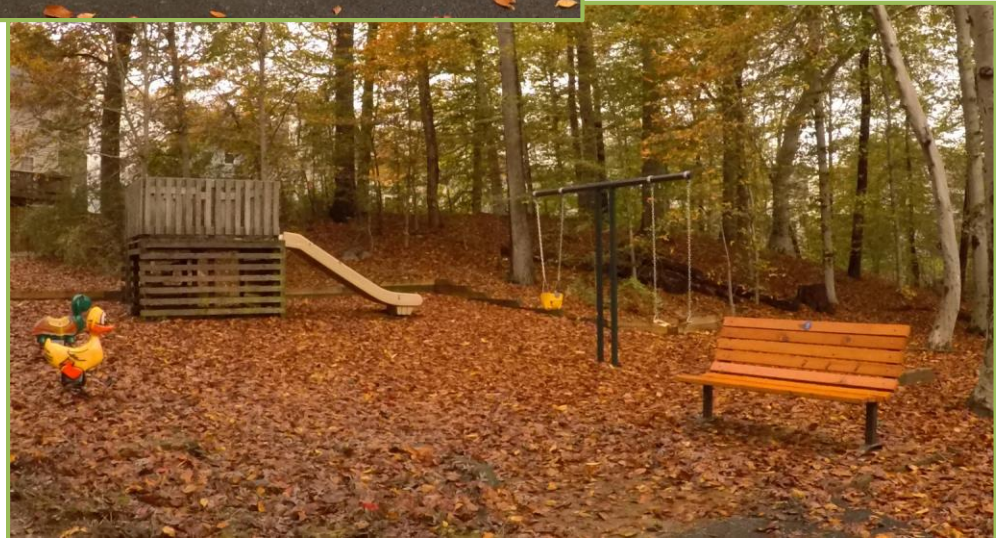
Open Space and Facility Services November 12, 2020 Update

Columbia
Association

Capital Improvement Projects

Tot Lot Refurbishment & Bridge Replacement

College Square



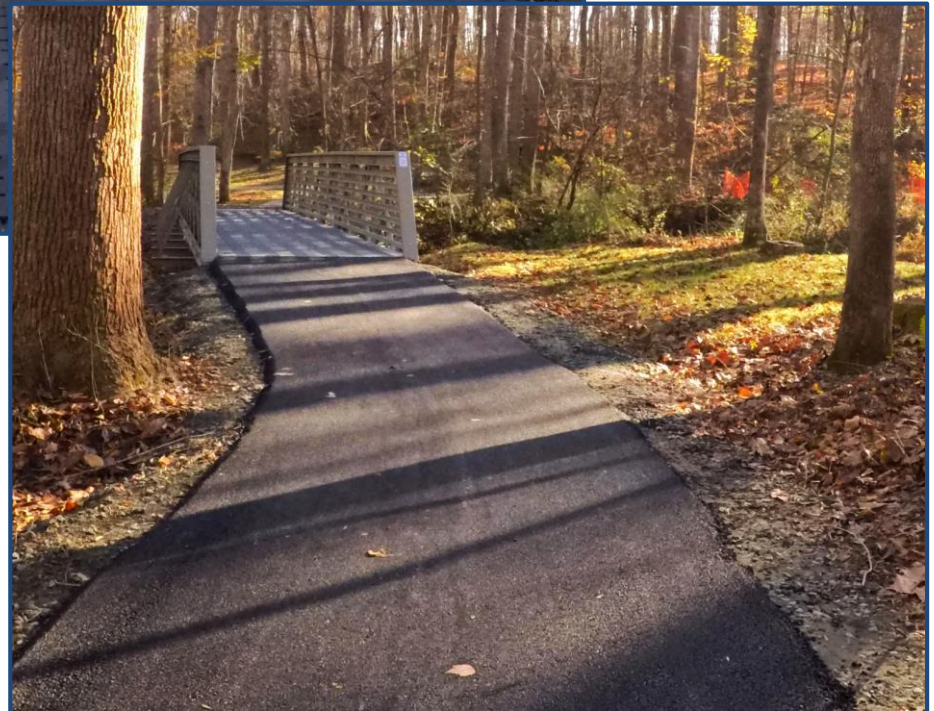
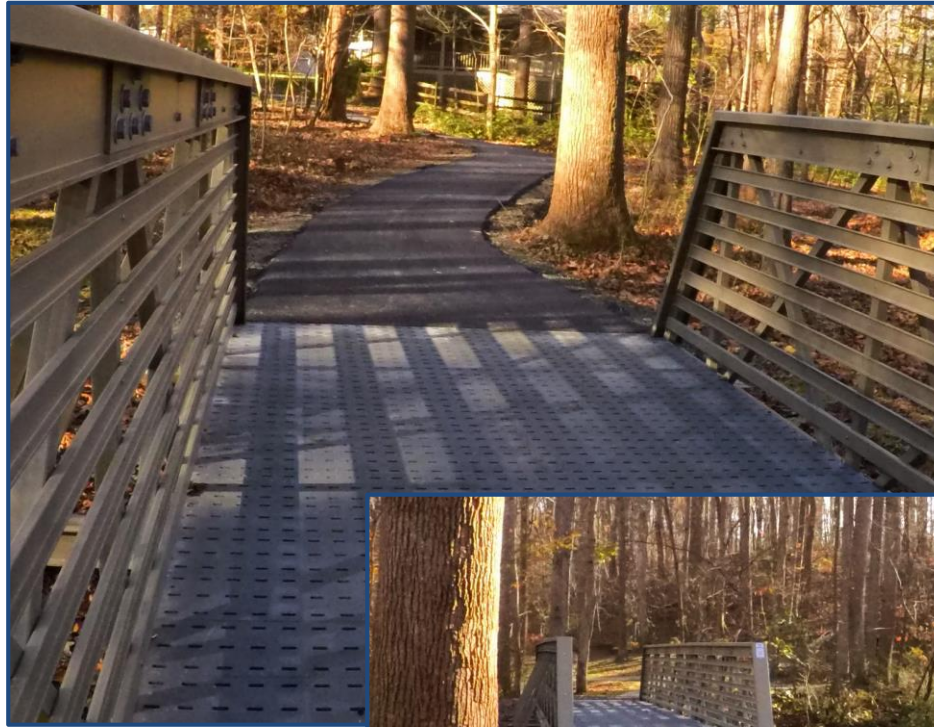
Capital Improvement Projects

Bridge Replacement Shell Flower



Capital Improvement Projects

Bridge Replacement White Cord Way



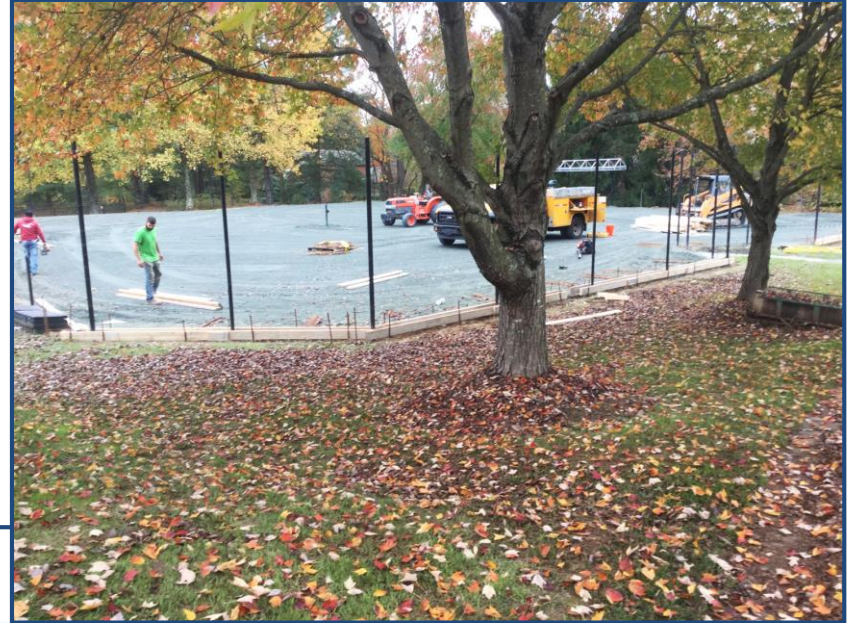
Construction

Access Road Lake Elkhorn Project



Construction

Clay Court Renovation Hobbit's Glen



Construction

Carpet Installed

The Other Barn

BEFORE

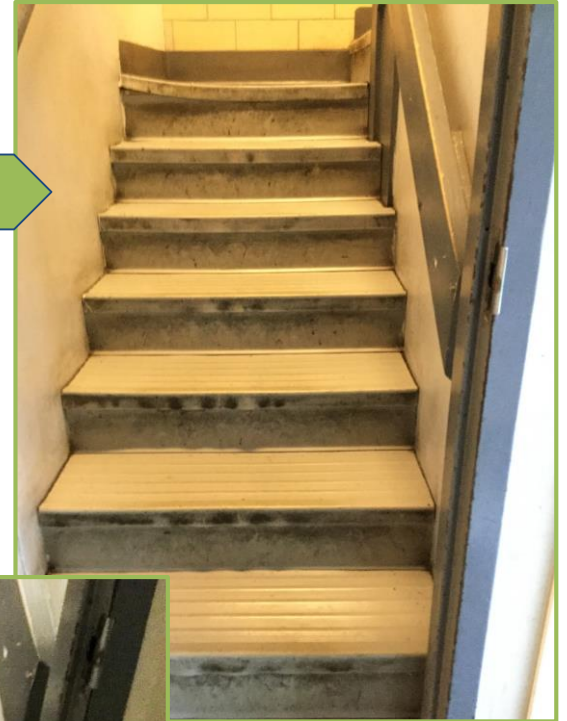


AFTER

Construction

Stair Treads Installed The Other Barn

BEFORE



AFTER

Construction

Kitchen Remodel Complete

Hawthorn Center



Open Space Operations

Meadow Grass Project Maintenance Facility



HVAC System Installed

The Other Barn



Energy Management

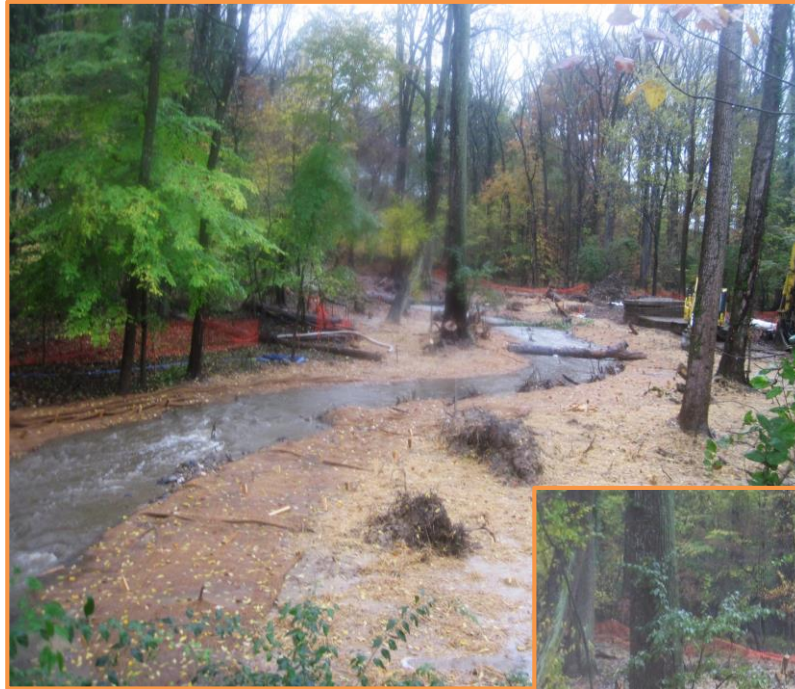
Light Bulb Giveaway

Columbia Athletic Club, Supreme Sports Club,
and Columbia Gym



Watershed Management

Stream Restoration Project Off Eliots Oak Road



Watershed Management

Weed Warriors



Long Reach Pull & Plant

River Hill Pull & Plant



No Board action requested or
required





November 6, 2020

Chair's Remarks November 12, 2020 CA Board Meeting

| <u>Date</u> | <u>Activity</u> | <u>Time</u> |
|-----------------|---|-------------|
| Nov 8, 2020 | Veterans Day event (Virtual) | 9:30 AM |
| Nov 11, 2020 | Climate Change & Sustainability Advisory Committee (Virtual) | TBD |
| Nov 12, 2020 | CA Board meeting (Virtual) | 7:00 PM |
| Nov 14/15, 2020 | Town Center Holiday Craft Fair (Oakland Manor; see Town Center website) | 10:00 AM RR |
| Nov 16, 2020 | Master Gardener presentation: Perennial Gardening (Virtual; see River Hill website) | 7:00 PM RR |
| Nov 18, 2020 | Howard County Zoning Board Hickory Ridge Village Center redevelopment case continuation (Virtual) | 6:00 PM |
| Nov 30, 2020 | BOC meeting (Virtual) | 7:00 PM |
| Dec 2, 2020 | Howard County Zoning Board Erickson at Limestone development case continuation (Virtual) | TBD |
| Dec 3, 2020 | New Town Visioning and Planning Workshop 7 (Virtual) | 7:00 PM |
| Dec 7, 2020 | Health and Fitness Advisory Committee meeting (Virtual) | 7:00 PM |

RR = Registration Required or there is a Cost associated with this Activity

CA Board regularly scheduled work sessions and meetings are now live-streamed on YouTube. Check the CA website for details

www.columbiaassociation.org/about-us/leadership/board-of-directors/live-recorded-ca-board-meeting-videos/ .

Inner Arbor Trust Report

Like all organizations, the Trust's operations have been heavily impacted by the ongoing coronavirus pandemic. The Trust has continued to use this time to fulfill its mission to promote and nurture a park in a unique natural setting for a variety of arts and culture experiences that enrich the entire community.

Chrysalis Connector Pathway

The Chrysalis Connector Pathway is substantially completed. We invite the CA Board to stop by and see this path in great use as residents enjoy this open space.

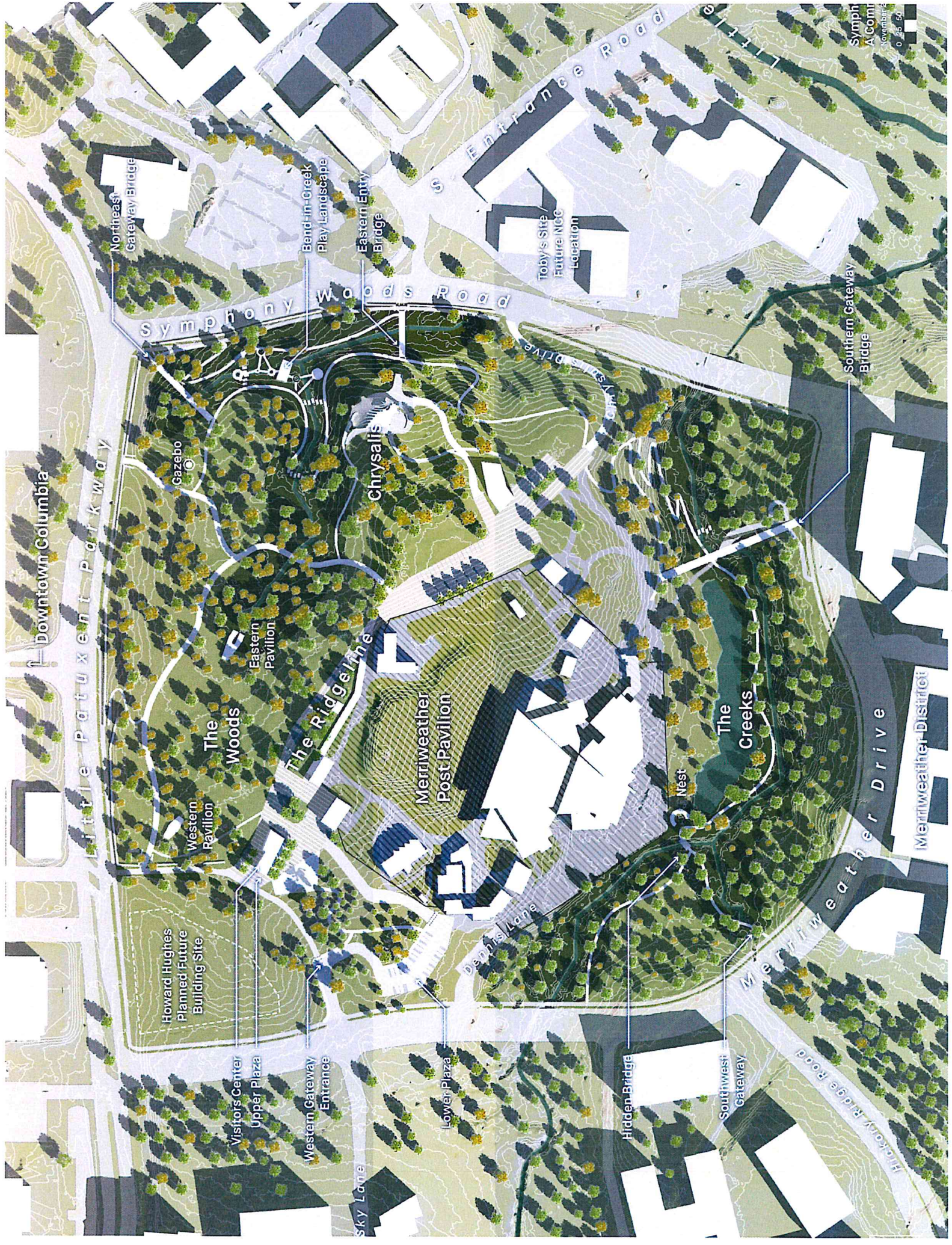
Chrysalis Programming

The Trust has been able to engage in some programming since September, when small concerts were allowed under County guidelines. The Trust hosted the Columbia Orchestra for two small chamber style family concerts in September. We are working with Columbia Orchestra and the sponsor for the event to make the video of the event available to the community.. The Trust is hosting Metropolitan Ballet Theater this weekend for four performances of the Nutcracker. The audience is limited to 180 guests with proper masking and social distancing, and the audience is limited to friends and family of the cast and will be made available later via video. In early 2021, the Chrysalis will be the location for a taped production of *Into the Woods* by Young Artists of America. This production will be recorded with no audience and made available for viewing.

Symphony Woods Concept Plan: A Community Vision

The Trust is working in a proposed updated concept plan. The original Inner Arbor concept plan was presented in 2012 and updated in 2014. Since 2014, the area around Symphony Woods has changed significantly, and plans for development in adjacent properties have changed. In 2019, the Trust decided it needed to engage in a comprehensive review of the land to determine how to best serve those living in and visiting Downtown Columbia by connecting the property to adjacent properties through pathways and how to best serve the recreational needs of residents in this space. The Trust engaged a design team to review and update the concept plan.

Central to the concept plan update process has been engaging the community and listening to stakeholders. The Trust formed a stakeholder advisory committee made up of residents, Howard County arts organizations, Downtown based organizations, Columbia Association, Howard Hughes, and other stakeholders. The Trust held a number of meetings to obtain feedback from the stakeholder group and to come to a shared vision for the space. The design team presented the proposed updated concept plan at a work session of the Inner Arbor Trust Board, to which the CA Board was invited. A copy of the plan is submitted with this report.



Northeast Gateway Bridge

Bend-in-Creek Play Landscape

Eastern Entry Bridge

Toby's Site Future NCC Location

Southern Gateway Bridge

Symphony Woods Road

Entrance Road

Scale
0 25 50
Feet
North Arrow

Downtown Columbia

Little Patuxent Parkway

Howard Hughes Planned Future Building Site

Visitor's Center Upper Plaza

Western Gateway Entrance

Lower Plaza

Hidden Bridge

Southwest Gateway

Howard Hughes Road

The Woods

The Ridge

Merrifweather Post Pavilion

The Creeks

Merrifweather Drive

Merrifweather District

Chrysalis

Eastern Pavilion

Western Pavilion

Nest

Dennis Lane

November 5, 2020

To: Members of the Columbia Association Board of Directors
Milton W. Matthews, President/CEO

From: Jackie Tuma, Director of Audit and Advisory Services

Cc: Susan Krabbe, Vice President and CFO

Subject: Clarification of the community building management analysis

At the Board's work session on October 19, 2020, I presented a summary of the revenue generated and expenses incurred from operating the 24 community buildings, which are under the management of the 10 community village associations ("villages"). I would like to clarify its purpose and the resulting recommendation.

The data and other related information that was presented relates to management and maintenance of the 24 community buildings, whether they are community centers or neighborhood centers. The intention is to focus on the total cost/benefit to the community, not the profitability or net losses incurred by any one of the villages or jointly all 10.

The formula that calculates the annual charge share is very detailed and comprehensive, and it is based on separating the villages' mission from management of the buildings. Using that methodology, revenue and expenses were separated for the two functions. It involved making some assumptions, with the purpose being to look at revenue generated along with an estimate of the total associated costs.

The analysis indicates that, *regardless of whether the actual costs incurred by individual villages are higher or lower than the estimates*, we still recommend a thorough review to determine if CA and the villages together can meet the community's needs for such space using fewer resources – in terms of the buildings and the annual charge.

I have the unique perspective of reviewing all of the villages' financial statements every quarter, as well as seeing the expenditures incurred by CA in support of the villages and the 24 buildings. In my opinion, *CA can continue to support the villages' mission, while taking a step back, and analyzing the uses of the buildings* – determining how the community need has changed (or not) over the past 5, 10, 20+ years, and what the future demand may be – in order to make any adjustments where they are warranted.

This analysis would be a joint effort with the villages, as they are most familiar with how the buildings are being used. Another important part of the equation to consider is that CA incurs substantial expenditures directly related to the 24 buildings. Over the past few years, CA has incurred approximately \$1.5 million per year in capital improvements, \$300,000 per year of repairs and maintenance, and \$1 million per year of depreciation expense, among other expenses directly attributed to the 24 buildings. These amounts are in addition to the annual charge share of just over \$3 million per year. Looking ahead, capital improvements to keep all 24 of the buildings maintained and viable for use will be significant.

In our collective efforts to move forward from the financial crisis CA is facing, and with an uncertain future, no stone should be left unturned in our examination of opportunities for increased efficiency and cost savings.

Board Request Tracking Log
FY 2021
As of November 6, 2020

| | A | B | C | D | E | F |
|---|-------------------|--|-------------------------|--------------------------------------|-----------------|--|
| 1 | <u>Originator</u> | <u>Issue/Task Description</u> | <u>Origination Date</u> | <u>Assigned To (Department)</u> | <u>Due Date</u> | <u>Resolution</u> |
| 2 | Nancy McCord | Communications to the Community | 5/28/2020 | BOD; Communications and Marketing | On-going | The BOD is working on a draft overall communications strategy to ensure that a consistent message is given to the community. Communications and Marketing is using the website and social media to inform the community of CA's reopening plans. |
| 3 | Nancy McCord | Members wish to pay dues and help CA's financial situation in hopes of using the facilities sooner | 5/28/2020 | Accounting | On-going | Membership billing to be sent on 6/19/2020. CA is a 501(c)(4) organization and cannot accept donations. |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| 7 | | | | | | |
| 8 | | | | | | |

Resident Request Tracking Log
FY 20
As of November 6, 2020

| | A | B | C | D | E | F |
|----|-------------------|---|-----------------------------|-------------------------------------|-----------------|--------------------------|
| 1 | <u>Originator</u> | <u>Issue/Task Description</u> | <u>Origination Date</u> | <u>Assigned To (Department)</u> | <u>Due Date</u> | <u>Resolution</u> |
| 2 | Rosalind Danner | What are the reasons for the increases in FY 2020 Insurance and Taxes expense and Technology Supplies/Expenses, as compared to FY 2019? | 7/23/2020 | VP/CFO | 8/23/2020 | E-mail sent on 7/30/2020 |
| 3 | | | | | | |
| 4 | | | | | | |
| 5 | | | | | | |
| 6 | | | | | | |
| 7 | | | | | | |
| 8 | | | | | | |
| 9 | | | | | | |
| 10 | | | | | | |
| 11 | | | | | | |
| 12 | | | | | | |
| 13 | | | | | | |
| 14 | | | | | | |