

**Minutes of the
BOARD OF DIRECTORS MEETING
Held: February 27, 2014**

Approved: March 13, 2014

A meeting of the Columbia Association Board of Directors was held on Thursday, February 27, 2014 at the Columbia Association Building. Present were the Chair, Andy Stack; members Michael Cornell, Cynthia Coyle, Brian Dunn (arrived at 7:25), Alex Hekimian, Nancy McCord, Gregg Schwind, Russ Swatek, and Suzanne Waller. Member Tom O'Connor was absent. Also in attendance were CA President Phil Nelson; Chief Staff Liaisons Jane Dembner and Susan Krabbe; and Governance Chief of Staff Rob Goldman.

1. CALL TO ORDER: The Board of Directors Meeting was called to order at 7:00 p.m. by the Chair, Andy Stack.

2. ANNOUNCEMENT OF CLOSED/SPECIAL MEETINGS HELD/TO BE HELD: There were no closed meetings held.

3. APPROVAL OF AGENDA:

Action: Mr. Swatek moved that the agenda be approved. Ms. McCord seconded the motion. Mr. Hekimian then moved to add an item to the BOC agenda to seek nominations for the Inner Arbor Trust board. Ms. Coyle seconded the motion. The motion passed. Vote: 6-2-0.
For: Messrs. Hekimian, Schwind, and Swatek, and Mses. Coyle, McCord and Waller.
Against: Messrs. Stack and Cornell.
Abstain: None.

The agenda was unanimously approved as amended. Vote: 8-0-0.

For: Messrs. Stack, Hekimian, Cornell, Schwind, Swatek and, and Mses. Coyle, McCord, and Waller.

4. DISCLOSURE OF CONFLICT OF INTEREST: The chair said no Board member had informed him of any conflicts of interest.

5. APPROVAL OF MINUTES OF February 20, 2014: Deferred to March 13, 2014

6. RESIDENT SPEAKOUT: There were 14 participants in Resident Speakout:

- (a) Paul Verchinski, CA Senior Advisory Committee, discussed CA advisory committees.
- (b) Jessamine Duvall, Hickory Ridge Village Manager, asked the Board to reconsider its decision to delay funding for a Village Center park.
- (c) Brian England, Howard County Citizens Association, is concerned that developers, CA, and the county are not regulating development in Columbia outside of New Town.
- (d) Rick Levitan, gas station owner, wants the Board to support ZRA 145.
- (e) Eric Stein, owner of Decanter Fine Wines in Hickory Ridge, wants budget funds included for a park in Hickory Ridge.
- (f) Tom Scott, Alliance for a Better Columbia, discussed CA's operating budget.
- (g) Ginger Scott, Wilde Lake, discussed CA's insurance and the Inner Arbor Trust.

- (h) Joan Lancos, Hickory Ridge, opposed cutting funds for the park proposed for the Hickory Ridge Village Center.
- (i) Wahid Zewari, Hickory Ridge, opposed moving funds for the park proposed for the Hickory Ridge Village Center.
- (j) Skye Anderson, Hickory Ridge, supported the Hickory Ridge park.
- (k) Earl Sneeringer, Hickory Ridge resident and member of the Howard County Bocce League, wants funding restored for the Hickory Ridge park.
- (l) Jerry Lioi, Hickory Ridge, wants Hickory Ridge park funding included in the FY 15 budget.
- (m) Mark Holdrege, Hickory Ridge, wants Hickory Ridge park funding in the FY 15 budget.
- (n) Leo Bruette, Owen Brown, chairman of the Columbia Tennis Committee, supports both a new indoor tennis center and the Hickory Ridge park.

Mr. Dunn arrived at 7:25 p.m.

7. CHAIRMAN’S REMARKS: There will be a BOC meeting Monday, March 3 at 7:00 pm, and he has sent out a schedule regarding various other meetings during March.

8: PRESIDENT’S REPORT: In response to questions from board members, Mr. Nelson and senior staff said:

- The IT advisory committee will begin meeting in March.
- Results of air testing in the Owen Brown bubble will be shared when available.
- Howard Hughes Corporation rebuffed CA when asked to relinquish control of covenants in commercial and industrial areas.

9. CHAIRS’ REPORTS

- (a) Board Operations Committee: Meeting will be held on Monday, March 3.
- (b) External Relations Committee: NONE
- (c) Planning and Strategy Committee: Committee Chair Cornell hopes the full board will complete work tonight on the budget.
- (d) Strategic Implementation Committee: NONE

10. FINAL DISCUSSION BY THE BOARD OF DIRECTORS – Proposed Draft FY 15 and Conditional FY 16 budgets

The Board discussed the proposed FY 15 and FY 16 capital budgets recommended by the PSC, as well as staff responses to budget questions submitted earlier by Board members.

11. RECOMMENDATIONS FOR BOARD ACTION:

- (a) Consent Agenda – None
- (b) Recommendation for Action
 - 1. Approve Draft Proposed FY 15 Capital Budget (as amended)**

Action: Mr. Stack moved, and Mr. Schwind seconded that \$200,000 budgeted for Sports and Fitness Facilities Upgrades in the FY15 capital budget be used instead for the Hickory Ridge park. Money allocated for the park in FY16 would be moved to Sports and Fitness upgrades for FY 16. The motion passed. Vote: 9-0-0.
 For: Messrs. Stack, Dunn, Hekimian, Cornell, Schwind, Swatek, and Mses. Coyle, McCord, and Waller.

Action: The Board approved the revised FY 15 capital budget unanimously. Vote: 9-0-0.
For: Messrs. Stack, Dunn, Hekimian, Cornell, Schwind, Swatek, and Mses. Coyle, McCord, and Waller.

3. Approve Proposed Conditional FY 16 Capital Budget (as amended)

Action: Mr. Cornell moved and Mr. Dunn seconded that CA include \$75,000 in the FY 16 capital budget and consult with the Columbia's 50th Birthday Committee to plan a public feature that would include the bells from the original lakefront tower. The motion passed unanimously.

For: Messrs. Stack, Dunn, Hekimian, Cornell, Schwind, Swatek, and Mses. Coyle, McCord, and Waller.

Action: Mr. Hekimian moved that \$25,000 per pool be added to the FY16 capital budget to develop plans for upgrading bathrooms at the MacGills Common and Talbott Springs pools. Mr. Swatek seconded. The motion failed. Vote: 3-6-0.

For: Messrs. Swatek and Hekimian and Ms. Coyle

Against: Messrs. Stack, Dunn, Cornell, Schwind, and Mses. McCord, and Waller.

Abstain: None

Action: Mr. Stack moved and Mr. Dunn seconded to restore \$250,000 in the FY 16 capital budget for a storefront fitness facility. The motion failed. Vote: 2-7-0.

For: Messrs. Stack and Dunn

Against: Messrs. Hekimian, Cornell, Schwind, and Swatek, and Mses. Coyle, McCord, and Waller.

Abstain: None

Action: Mr. Stack moved that the Board approved the revised FY 16 capital budget. The motion passed unanimously. Vote: 9-0-0.

For: Messrs. Stack, Dunn, Hekimian, Cornell, Schwind, Swatek, and Mses. Coyle, McCord, and Waller.

The Board discussed the proposed FY 15 and FY 16 operating budgets recommended by the PSC, as well as staff responses to budget questions submitted earlier by Board members.

2. Approve Draft Proposed FY 15 Operating Budget (as amended)

4. Approve Proposed Conditional FY 16 Operating Budget (as amended)

Action: Mr. Cornell moved and Ms. Coyle seconded that CA employees get annual performance increases in FY 15 on a sliding scale, starting with up to 5% for the lowest-paid employees and up to 1.5% for the highest-paid employees. The motion passed. Vote: 8-0-1.

For: Messrs. Stack, Dunn, Hekimian, Cornell, Schwind, Swatek and, and Mses. Coyle, McCord, and Waller

Against: None

Abstain: Mr. Dunn

Action: Mr. Swatek moved and Mr. Schwind seconded that CA's salary bonus program be eliminated beginning FY 15. The motion died. Vote: 4-4-0.

For: Messrs. Hekimian, Schwind, Swatek and Ms. Coyle
Against: Messrs. Stack, Cornell, and Mses. McCord and Waller.
Abstain: None

Action: Mr. Cornell moved and Ms. Waller seconded that \$372,000 for performance increases and bonuses remain in place in for FY15 and FY16 while staff studies potential changes to performance incentives in FY16. Motion died. Vote: 3-5-1.
For: Messrs. Stack and Cornell and Ms. Waller
Against: Messrs. Hekimian, Schwind, and Swatek, and Mses. Coyle, and McCord
Abstain: Mr. Dunn

Action: Mr. Swatek moved and Mr. Schwind seconded that total funding available in FY15 for performance bonuses be \$186,000 in FY15 and \$0 in FY16. Motion died. Vote: 3-3-2.
For: Messrs. Swatek, Hekimian, and Schwind.
Against: Ms. Waller and Messrs. Cornell and Stack
Abstain: Mr. Dunn and Ms. Coyle

Action: Mr. Hekimian moved and Mr. Schwind seconded that CA give a financial benefit to both staff and Columbia property owners annually for better-than-expected financial years. The motion failed. Vote: 1-8-0
For: Mr. Hekimian
Against: Messrs. Stack , Cornell, Dunn, Schwind, and Swatek, and Mses. Coyle, McCord, and Waller.
Abstain: None

Action: The Board approved the revised FY 15 and 16 operating budgets. Vote: 6-3-0.
For: Messrs. Stack, Dunn, Cornell, and Mses. Coyle, McCord, and Waller.
Against: Messrs. Swatek, Hekimian and Schwind
Abstain: None

12. SPECIAL TOPICS AND PRESENTATIONS – None

13. COMMITTEE AGENDAS (the chair re-ordered the following agenda items)

(b) Strategic Implementation Committee

1. Discussion

(b) Verizon Land Lease Agreement Requests:

Open Space Management Director Daniel D'Amore, along with Chris Blackburn and Harold Bernadzikowski of Network Building and Consulting, discussed two long-term land lease agreements requested by Verizon. One would be to install monopole communications towers and equipment shelter(s) at the RV park. The other would be to install an equipment shelter enclosure at the base of an existing BGE tower in Oakland Mills.

(a) Presentation on the Budget Performance Element

Anne Brinker, CA's Director of Strategic Organizational Planning, shared an online resource that provides a look at CA's revenue sources, expenses, and the major community trends taken into consideration during the development of the FY15 and Conditional FY16 Budgets. Through the use of interactive charts, videos clips, and

whiteboard illustrations, this tool offers a new way to understand how CA uses the budgets to both serve the Columbia community today and make decisions that support CA's long term capacity to serve the community.

(c) Board Operations Committee (postponed until March 6, 2014)

1. Discussion

(a) Report from BOC Sub-committee on Advisory Committees

(b) Inner Arbor Board candidates

14. TRACKING FORMS (skipped)

(a) Tracking Form for Board Requests

(b) Tracking Form for Resident Requests

15. TALKING POINTS: Recording Secretary Valerie Montague will send Janet Loughran the Talking Points for the unfinished meeting.

16. ADJOURNMENT: Due to the lateness of the hour, Mr. Stack suspended the Board of Directors Meeting at 11:15 p.m. The meeting will resume on March 6.

Respectfully submitted,
Valerie Montague
Recording Secretary