

**MINUTES**  
**BOARD OF DIRECTORS MEETING**  
**Held: April 24, 2014**

Approved: May 22, 2014

In accordance with written notice the CA Board of Directors Meeting was convened on April 24, 2014, at the Columbia Association Building. The following members were present: Chair, Andrew Stack; Brian Dunn, Alex Hekimian, Nancy McCord, Tom O'Connor, Russ Swatek, Suzanne Waller, and Phil Nelson, President. Also in attendance were Chief Staff Liaisons Susan Krabbe and Jane Dembner and Governance Chief of Staff Rob Goldman. Absent: Michael Cornell. Gregg Schwind arrived late. Cynthia Coyle joined via conference call at 8:42 p.m.

**CALL TO ORDER:** The Board of Directors Meeting was called to Order at 7:31 p.m.

Rob Goldman introduced Emily Talbot, New General Manager for Haven on the Lake.

**ANNOUNCEMENT OF CLOSED/SPECIAL MEETINGS HELD/TO BE HELD:**

**Architectural Resource Committee** held a closed meeting at the Columbia Association Building on April 14, 2014. Members present at the meeting were Michelle Miller, Michael Shaw, Eva Lambright, Maryann Cohea. The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111 (4) (iv) Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. Vote to close was 4-0-0.

**A Closed Meeting of the CA Board of Directors** was held at the Columbia Association Building on April 16, 2014. Members present at the meeting were Michael Cornell, Cynthia Coyle, Brian Dunn, Alex Hekimian, Nancy McCord, Tom O'Connor, Greg Schwind, Andrew Stack, Russ Swatek and Suzanne Waller. The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111 (4) (i) Discussion of matters pertaining to employees and personnel. Vote to close was 10-0-0.

**A Closed Meeting of the Risk Management Committee** was held at the Columbia Association Building on April 24, 2014. Members present at the meeting were Alex Hekimian, Phil Nelson, Tom O'Connor and Suzanne Waller. The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111 (4) (iv) Consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation, and (vi) Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association. Vote to close was 4-0-0.

**APPROVAL OF AGENDA:** Russ Swatek moved to approve the agenda, Suzanne Waller seconded. Russ Swatek made a motion to add to the agenda the issue of the of the sign variance on the property at 9585 Snowden River Parkway, Tom O'Connor Seconded. Board voted unanimously to add the variance to the agenda. Board voted unanimously to approve the agenda as amended.

**DISCLOSURES OF CONFLICTS OF INTEREST:** Andrew Stack advised that none were presented.

**APPROVAL OF MINUTES OF APRIL 10, 2014:** Russ Swatek moved to approve the minutes of the April 10, 2014 meeting, Nancy McCord seconded. Board voted unanimously to approve the minutes of the April 10, 2014 meeting.

**RESIDENT SPEAKOUT:**

- (a) Cy Paumier spoke about the Inner Arbor Trust.
- (b) Bob Tennenbaum spoke about the Inner Arbor Trust.
- (c) Joel Hurwitz spoke about the CA website.
- (d) Brian England spoke about development on Snowden River Parkway.
- (e) Chris Alleva spoke regarding guidelines for planning in Columbia.
- (f) Nina Bassu spoke about the CA website.

**CHAIRMAN'S REMARKS:** Andrew Stack thanked Alex Hekimian and Cynthia Coyle for their service to CA and Phil Nelson for his accomplishments as CA President.

**PRESIDENT'S REPORT:** Phil Nelson referred to his report. Several Board members had questions for Mr. Nelson on his report.

**CHAIRS' REPORTS:**

- a) **Board Operations Committee:** Nothing to report at this time
- b) **External Relations Committee:** Nothing to report at this time
- c) **Planning and Strategy Committee:** Nothing to report at this time
- d) **Strategic Implementation Committee:** Nothing to report at this time

**SPECIAL TOPICS AND PRESENTATIONS:** None

**COMMITTEE AGENDAS:**

**A. External Relations Committee**

**1. Discussion**

- (a) **Information on the CA Website:** Russ Swatek presented a list of suggested items and information for inclusion on the CA website. The Board had several questions on the list provided.

**Action:** Nancy McCord moved that the Board create a policy where stakeholders are able to purchase memberships on line. Seconded by Russ Swatek. Approved unanimously by the ERC.

- (b) **Variances at 9585 Snowden River Parkway (*Added to Agenda*):** Discussion on the Committee's position on this variance. Hearing before the Hearing Examiner is to be rescheduled and Committee suggested that Board provide staff with direction to oppose the variance. Andrew Stack suggested that since Owen Brown is very involved in opposition that CA should back Owen Brown's opposition.

**Action:** Nancy McCord made a motion that staff prepare and give testimony before the hearing examiner in opposition to the sign variance proposed at 9585 Snowden River Parkway. Russ Swatek seconded. Motion did not carry.

- (c) **Review End-of-Year Report:** Presented by Russ Swatek. Nancy McCord moved to approve the report. Seconded by Suzanne Waller. Approved unanimously by the ERC.
- (d) **Committee Tracking Form:** Russ Swatek asked that the Bell Tower item be reworded.

## **B. Strategic Implementation Committee**

### **1. Discussion**

- (a) **Review End of Year Report** – Brian Dunn presented the end of the year report. Tom O’Connor moved to approve the report. Seconded by Alex Hekimian. Unanimously approved.
- (b) **Policy re Employee Compensation Payments:** Review of Policy Regarding Performance Incentive Payment and Severance Payment that Exceed Guidelines as presented to the CA Board from the CA Management. Alex Hekimian moved that any performance incentive that exceeds CA guidelines must be approved by the Board. No second. Discussion regarding a dollar amount for the threshold be proposed rather than a percentage amount. Tom O’Connor called the Motion, Vote was 1-2-0, For: Alex Hekimian; Against: Brian Dunn and Tom O’Connor. Motion did not carry.
- (c) **SHA Easement Request – Gales Lane:** Discussion regarding the updates of discussions with SHA.
- (d) **Verizon Easement Request – New Cell Tower at RV Park:** Daniel D’Amore presented the easement request from Verizon and changes to the agreement made by CA. Discussion of the proposed lease and its terms.

**Action:** Tom O’Connor moved that easement be approved as amended pending successful outcome of the environmental study. Alex Hekimian seconded. Motion unanimously approved by the SIC.

- (e) **Howard Hughes Corporation Easement Request – New Traffic Light – Whole Foods and Have on the Lake:** Discussion of the changes made to the easement request since the last reading.

**Action:** Alex Hekimian moved for approval of the Howard Hughes Corporation Easement Request for New Traffic Light, Whole Foods and Haven on the Lake. Tom O’Connor seconded. Motion unanimously approved by the SIC.

- (f) **Committee Tracking Form:** No comments.

**END OF THE YEAR COMMITTEE REPORTS:** All reports were provided.

**RECOMMENDATIONS FOR BOARD ACTION**

a) Consent Agenda

1. Approval of Appointments to the Architectural Resource Committee for FY 2014-15. Andrew Stack called for a vote. Unanimously approved by the Board
2. Approval of Appointments to the Harper's Choice Architectural Committee for FY 2014-15. Andrew Stack called for a vote. Unanimously approved by the Board

b) Recommendations for Action

1. Approve Plan for Serving the Older Adult Community - Alex Hekimian had concerns that what is being recommended is not the exact motion that was set out in the Board Minutes of April 10, 2014 and that the recommendation be reworded.

**Action:** Greg Schwind made a motion to amend the recommendation to read "The Board approved staff recommendation for CA's comprehensive plan for serving older adults and that the staff report annually on the progress of the implementation of the recommendations." Andrew Stack called a vote on the amended motion. Motion was approved unanimously by the Board

2. Approve Information on the CA Website - Nancy McCord moved that the Board create a policy where stakeholders are able to purchase memberships on line. Seconded by Russ Swatek. Russ Swatek moved to amend that wording to change "create" to "adopt". Seconded by Nancy McCord. Discussion by the Board.

**Action:** Greg Schwind moved to amend the motion to read that "the Board adopt a policy where persons are able to build, price and purchase memberships on line." Seconded by Cynthia Coyle. Vote 5-3-1. In favor Russ Swatek, Nancy McCord, Alex Hekimian, Cynthia Coyle and Gregg Schwind; Opposed: Tom O'Connor, Andrew Stack and Suzanne Waller; Abstaining: Brian Dunn.

3. Approve Verizon Easement Request – New Cell Tower at RV Park: Andrew Stack called a vote. Board unanimously approved the easement request.
4. Approve Howard Hughes Corporation Easement Request – New Traffic Light Cabling – Whole Foods and Have on the Lake: Vote 8-0-1. In favor: Andrew Stack, Brian Dunn, Tom O'Connor, Alex Hekimian, Nancy McCord, Russ Swatek, Greg Schwind and Cynthia Coyle. Abstaining: Suzanne Waller.
5. A Motion was made by Russ Swatek to waive the CA Board rules to review the sign variance issue at 9585 Snowden River Parkway. Seconded by Cynthia Coyle. Vote 6-2-1. For: Alex Hekimian, Nancy McCord, Russ Swatek, Greg Schwind and Cynthia Coyle. Against: Tom O'Connor and Brian Dunn; Abstaining: Andrew Stack.

Nancy McCord made a motion that staff prepare and give testimony before the hearing examiner in opposition to the sign variance proposed at 9585 Snowden River Parkway. Russ Swatek seconded. Suzanne amended motion that a Board member be authorized to testify on behalf of the Board rather than a staff member. Motion not voted on.

Russ Swatek amended his Motion to read that “The Board authorize the Chair or his or her Board member designee to present testimony at the hearing examiner in opposition to the sign variance proposed at 9585 Snowden River Parkway.” Suzanne Waller seconded. Discussion that the persons who speaks on behalf of the Board can only speak on the Board’s position and not their own position. Vote 8-0-1. In favor: In favor Andrew Stack, tom O’Connor, Alex Hekimian, Suzanne Waller, Nancy McCord and Russ Swatek; Abstaining: Brian Dunn.

**TRACKING FORMS** – Short discussion on tracking forms.

**TALKING POINTS:** Presented by Alison Mathieson

**BOARD OF DIRECTORS MEETING ADJOURNED:** The Board of Directors Meeting was adjourned at 10:29 p.m.

Respectfully submitted,  
Alison Mathieson  
Recording Secretary