

Minutes of the Board of Directors Meeting February 20, 2014

Approved: March 13, 2014

A meeting of the Columbia Association Board of Directors was held on February 20, 2013, at 7:05 p.m. at the Columbia Association building. Present were the Chair, Andy Stack, and members Tom O'Connor, Suzanne Waller, Russ Swatek, Michael Cornell, and Alex Hekimian. Nancy McCord and Cynthia A.S.H. Coyle joined the meeting by telephone. Greg Schwind joined the meeting at 7:11 p.m. and Ms. Coyle joined the meeting in person at 8:22 p.m. Chief Staff Liaisons present were Susan Krabbe and Jane Dembner, as was Governance Chief of Staff Rob Goldman.

2. Announcement of Closed/Special Meetings Held/to be Held There were three closed meetings or special meetings held.

- (a) The Architectural Resource Committee held a closed meeting at CA headquarters on Monday, January 13, 2014. 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 or other legal matters. The vote to close was 3-0-0, with members Michelle Miller, Michael Shaw, and Maryann Cohea all voting for closure. The meeting was closed from 1:15 p.m. until 1:30 p.m. Other persons present include Ingrid Hatz, Debbie Nix, Laura Parrish, Debbie Bach, Anne Kulesza, Karen Turcan, and Dale Wasmus.
- (b) The Presidential Pre-Selection Committee held a closed meeting at CA headquarters on Tuesday, January 28, 2014. 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. The vote to close was 7-0-0, with members Andy Stack, Michael Cornell, Gregg Schwind, Jim Young, Ed Berman, Nat Alston, and Cynthia A.S.H. Coyle all voting for closure. The meeting was closed from 7:30 p.m. until 9:33 p.m.
- (c) The Architectural Resource Committee held a closed meeting at CA headquarters on Monday, February 10, 2014. 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 or other legal matters. The vote to close was 3-0-0, with members Michelle Miller, Michael Shaw, and Eva Lambright all voting for closure. The meeting was closed from 1:05 p.m. until 2:00 p.m. Other persons present include Ingrid Hatz, Debbie Nix, Carole MacPhee, Laura Parrish, Debbie Bach, Gordon MacPhee, Pat Loeber, Anne Kulesza, Karen Turcan, Dale Wasmus, Sheri Fanaroff, and Carl McKinney.

3. Approval of the Agenda

Action: Ms. Waller moved to approve the agenda and Mr. O'Connor seconded. Mr. Swatek moved to have item 12.(a)1.(e), the Compensation Study, removed from the agenda and put on an agenda in the next fiscal year. Ms. McCord seconded. Mr. Stack called the question, and the amended agenda was approved unanimously as presented.

Vote: 8-0-0

For: Mses. Waller, Coyle, and McCord; and Messrs. Stack, Cornell, O'Connor, Hekimian, and Swatek

Against: None

Abstain: None

4. Disclosure of Conflicts of Interest The Chair stated that there are no known conflicts.

5. Approval of the Minutes

January 23, 2014

Action: Ms. Waller moved to approve the minutes of January 23, 2014, and Mr. O'Connor seconded. The minutes were approved as presented.

Vote: 7-0-1

For: Ms. Coyle and Ms. Waller; and Messrs. Stack, Cornell, O'Connor, Hekimian, and Swatek

Against: None

Abstain: Ms. McCord (she was not at that meeting)

6. Resident Speakout There were eight participants in Resident Speakout.

(a) Paul Verchinski of Oakland Mills spoke about Whiting-Turner as a general contractor for Haven on the Lake.

Gregg Schwind arrived at 7:11 p.m.

(b) Benjamin Costello of Oakland Mills spoke about the enclosure of an outdoor pool. [A significant number of people in the audience were present to support the funding of enclosing an outdoor pool.]

(c) Alan Klein of Harper's Choice spoke as the representative of the Coalition for Columbia's Downtown about the proposed development of Symphony Woods.

(d) Gunther Gottfeld of Harper's Choice spoke about making the necessary improvements to Faulkner Ridge Pool and continuing to offer the discounted price to those using the five under-utilized neighborhood pools.

(e) Dick Boulton of Dorsey's Search spoke about the proposed plan for Symphony Woods.

(f) Roslyn Zinner of Long Reach spoke on behalf of the Columbia Aquatics Advisory Committee about the indoor pool project.

(g) Shadi Alagheband and her young son, Kian Mbi (h) of River Hill spoke about the 2015 Master Aquatics Plan and funding the proposed indoor pool.

7. Chairman's Remarks The Chair thanked the CA personnel for their efforts in snow removal. He stated he had testified on Tuesday evening before the County Council on the dog park. He has been told that the County will grant an easement for the Cradlerock underpass to allow CA to repair the pathway and tunnel. Also, the intent of the County to declare Long Reach Village Center a blighted area drew a lot of people to testify at that same hearing.

The Chair stated that also on Tuesday, he participated in another Excite! Columbia class in which he gave an overview of the CA Board and Committees, and the Villages. He reminded the Board that the next Board meeting will be held on February 27 at 7:00 p.m., and the BOC meeting will be on March 3.

8. President's Remarks; Follow-up Questions from Board Members The President was not in attendance. Mr. Hekimian asked under what authority the name of Symphony Woods Park was changed to Merriweather Park. He also asked when the IT Advisory Committee would be meeting.

9. Committee Chairs' Reports None of the committee chairs had reports for the Board.

10. Recommendations for Board Action

(a) **Consent Agenda** There were none.

(b) **Recommendations for Action** There were none.

11. Special Topics and Presentations There were none.

12. Committee Agendas

(a) **Strategic Implementation Committee**

1. Discussion

(a) **Haven on the Lake Update** Rob Goldman gave an update on Haven on the Lake, which included information on the status of hiring a general manager and the finalization of the schedule of mind-body classes. He said there would be a public presentation on Saturday, March 1, 2014, at Oakland from 11:00-2:00, and the sales information center will be opening in a few weeks in the American Cities building parking lot. He then introduced Stuart Rehr of GVA Architecture Interior Design who explained the specific uses of the space.

(b) **Purchasing Exception Request—Haven on the Lake (2nd Reading)** Dennis Mattey gave an update on discussions with The Whiting-Turner Contracting Company and discussed the reasons for requesting a purchasing exception.

Action: Mr. O'Connor moved to allow the exception. There was no second.

Action: Mr. Hekimian moved to require the regular purchasing process be used. Mr. O'Connor seconded. The motion was moved to the Board without a recommendation.

Cynthia A.S.H. Coyle arrived at the meeting at 8:22 p.m.

Vote: 1-1-0

For: Mr. Hekimian

Against: Mr. O'Connor

Abstain: None

(c) Easement Request from Howard County for a Water and Sewer Extension to Blandair Park and the Spring House Creek Stream Restoration

Jane Dembner introduced Joshua Gliptis from Howard County Bureau of Engineering who answered questions the Board had raised at an earlier meeting.

Action: Mr. O'Connor moved that the committee recommend to the Board that it grant an easement to Howard County for a water and sewer extension to Blandair Park and the Spring House Creek stream restoration with a Howard County payment of \$46,800 to CA, and Mr. Hekimian seconded. The motion passed unanimously.

Vote: 2-0-0

For: Messrs. Hekimian and O'Connor

Against: None

Abstain: None

(d) Easement Request from Howard County for Traffic Circle at the Intersection of Oakland Mills Road and Old Montgomery Road near Blandair Park

Jane Dembner introduced Mark Kovach from Howard County Bureau of Engineering who discussed the project with the Board members.

Action: Mr. O'Connor moved that the committee recommend to the Board that it grant an easement to Howard County for a traffic circle at the intersection of Oakland Mills Road and Old Montgomery Road near Blandair Park with a Howard County payment of \$45,400 to CA. Mr. Hekimian seconded, and the motion passed unanimously.

Vote: 2-0-0

For: Messrs. O'Connor and Hekimian

Against: None

Abstain: None

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The Chair asked the Board for a vote on waiving the rules to immediately consider the SIC's recommendations.

Action: Mr. O'Connor moved that the Board approve the two easements, and Mr. Schwind seconded. The motion passed.

Vote: 8-0-1

For: Ms. Coyle and Ms. Waller; and Messrs. Stack, Cornell, O'Connor, Hekimian, Swatek and Schwind

Against: None

Abstain: Ms. McCord

Action: Mr. O'Connor moved to waive the three reading rule to allow a vote on the purchasing exception. Mr. Schwind seconded. The motion passed.

Vote: 8-0-1

For: Ms. Coyle and Ms. Waller; and Messrs. Stack, Cornell, O'Connor, Hekimian, Swatek and Schwind

Against: None

Abstain: Ms. McCord

Action: The Board voted on the motion brought forward from the Strategic Implementation Committee to require the regular purchasing process be used for the Haven on the Lake project. The motion failed.

Vote: 1-6-2

For: Mr. Hekimian

Against: Ms. Coyle and Ms. Waller; and Messrs. Stack, Cornell, O'Connor, and Schwind

Abstain: Ms. McCord and Mr. Swatek

Action: Mr. Schwind moved that the Board approve the purchasing exception to allow a sole source contract with The Whiting-Turner Contracting Company, and Mr. Cornell seconded.

Vote: 6-1-2

For: Ms. Coyle and Ms. Waller; and Messrs. Stack, Cornell, O'Connor, and Schwind

Against: Mr. Hekimian

Abstain: Ms. McCord and Mr. Swatek

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(b) Planning and Strategy Committee

1. PSC Hosts Budget Work Session on the Proposed Draft of the FY 2015 and FY 2016 Operating Budgets The Board discussed the proposed draft of the FY 2015 and FY 2016 operating budgets.

Action: Ms. Coyle moved that the Planning and Strategy Committee move capital funds in the FY 2015 budget for digital signage (\$100,000), the Hickory Ridge Village Center Park (\$200,000), and sports and fitness equipment upgrades (\$50,000) to FY 2016, and move funds in the FY 2016 budget for the architectural and engineering for the indoor tennis courts at SportsPark (\$350,000) to the FY 2015 budget. Mr. Cornell seconded. The motion passed.

Vote: 2-1-0

For: Ms. Coyle and Mr. Cornell

Against: Mr. Schwind

Abstain: None

Action: Ms. Coyle moved that the PSC approve the staff recommendation to fund the golf turnhouse with \$300,000 from FY 2015 Category III golf projects., and Mr. Schwind seconded. The motion passed unanimously.

Vote: 3-0-0

For: Ms. Coyle, and Messrs. Cornell and Schwind

Against: None

Abstain: None

Action: Mr. Schwind moved that the PSC remove \$100,000 for the freestanding storefront fitness project from the FY 2016 budget, and Ms. Coyle seconded. The motion passed.

Vote: 2-1-0

For: Ms. Coyle and Mr. Schwind

Against: Mr. Cornell

Abstain: None

Action: Ms. Coyle moved that the amended Capital Budget be moved to the full Board for consideration, and Mr. Schwind seconded. The motion passed unanimously.

Vote: 3-0-0

For: Ms. Coyle, and Messrs. Cornell and Schwind

Against: None

Abstain: None

2. Discussion

(a) Formulate and Approve Recommendations to the BoD re: Proposed Draft FY 2015 and Conditional FY 2016 Budgets (capital and operating), and Annual Charge and Other Rates

Action: Ms. Coyle moved to cap the annual merit increase to 1.5%, and Mr. Schwind seconded. The motion passed.

Vote: 2-1-0

For: Ms. Coyle and Mr. Schwind

Against: Mr. Cornell

Abstain: None

Action: Mr. Schwind moved to keep the annual performance funds for the 2015 and 2016 budgets at the 2014 limit, and Ms. Coyle seconded. The motion passed.

Vote: 2-1-0

For: Ms. Coyle and Mr. Schwind

Against: Mr. Cornell

Abstain: None

Action: Mr. Schwind made a motion to move the Operating Budget to the Board for its consideration, and Ms. Coyle seconded. The motion passed.

Vote: 2-0-1

For: Messrs. Cornell and Schwind

Against: None

Abstain: Ms. Coyle

(b) Committee Tracking Form There was nothing to add.

At 11:07 p.m., Ms. Coyle moved that the meeting be extended until 11:15 p.m., and Mr. Cornell seconded. There was no objection to the motion.

13. Tracking Forms

(a) **Tracking Form for Board Requests** There was nothing to add.

(b) **Tracking Form for Resident Requests** There was nothing to add.

14. Talking Points The Recording Secretary, Erin Gilland Roby, read the Talking Points.

15. Adjournment

Hearing no objection, the Chair adjourned the meeting at 11:14 p.m.

Respectfully submitted,

Erin Gilland Roby
Recording Secretary