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DRAFT
Minutes of the
BOARD OF DIRECTORS MEETING
Held: May 26, 2016

To be approved: June 23, 2016

9 A meeting of the Columbia Association Board of Directors was held on Thursday, May 26, 2016, at Columbia
10 Association headquarters. Present were Chairman Andrew Stack and members Reg Avery (arrived at
11 8:23 p.m.), Brian Dunn (arrived at 7:20 p.m.), Lin Eagan, Janet Evans, Alan Klein, Nancy McCord, Gregg
12 Schwind (arrived at 7:24 p.m.) and Chao Wu. Dick Boulton was absent. Also present were CA President/CEO
13 Milton Matthews, VP and CFO Susan Krabbe, and General Counsel Sheri Fanaroff.

15 **1. Call to Order:** The Board of Directors Meeting was called to order at 7:05 p.m. by the Chairman, Andrew
16 Stack.

18 **2. Announcement of Closed/Special Meetings Held/To Be Held:**

19 The **Board of Directors** held a closed meeting at the Columbia Association headquarters on April 25, 2016.
20 Members present were Reg Avery (arrived at 8:58 p.m.), Dick Boulton, Brian Dunn, Janet Evans, Jeanne
21 Ketley, Alan Klein, Nancy McCord, Gregg Schwind, Andy Stack, and Chao Wu. The vote to close the
22 meeting was 9-0-0.

23 For: Messrs. Boulton, Dunn, Klein, Schwind, Stack and Wu; and Mses. Evans, Ketley and McCord
24 Against: None
25 Abstain: None

26
27 The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111
28 (4)(i) discussion of matters pertaining to employees and personnel. The meeting was closed from 8:56 p.m.
29 until 10:00 p.m.

30
31 The **Architectural Resource Committee** held a closed meeting at Columbia Association headquarters on
32 May 16, 2016. Members present were Sheri Fanaroff, Scott Templin, Gordon MacPhee, Eva Lambright and
33 Gracie Bradford. Also present were: Bob Bellamy, Carole MacPhee, Laura Parrish, Debbie Nix, Maryann
34 Cohea, Carl McKinney, Karen Turcan, and Dale Wasmus.

35 The vote to close the meeting was 5-0-0.

36 For: Mses. Fanaroff, Lambright and Bradford and Messrs. Templin and MacPhee
37 Against: None
38 Abstain: None

39
40 The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111
41 (4)(iv) consultation with staff personnel, consultants, attorneys, board members or other persons in connection
42 with pending or potential litigation or other legal matters. The meeting was closed from 1:15 p.m. until 2:40
43 p.m.

44
45 **3. Approval of Agenda:**

46 **Action:** Ms. McCord moved that the agenda be approved as presented. Ms. Evans seconded the motion,
47 which passed unanimously. Vote: 6-0-0.

48 For: Mses. Eagan, Evans and McCord and Messrs. Klein, Stack and Wu.

49 Against: None
50 Abstain: None

51
52 **4. Disclosure of Conflicts of Interest:** None

53 **5. Resident Speakout:** None

54
55 **6. Approval of Minutes** of April 28, 2016

56 **Action:** Ms. McCord moved that the minutes of April 28, 2016 be approved as presented. Mr. Wu
57 seconded the motion, which passed. Vote: 5-0-1.

58 For: Mses. Evans and McCord and Messrs. Klein, Stack and Wu.

59 Against: None

60 Abstain: Ms. Eagan

61
62 **Action:** Ms. McCord moved that the minutes of May 12, 2016 be approved as presented. Mr. Wu
63 seconded the motion, which passed unanimously. Vote: 6-0-0.

64 For: Mses. Eagan, Evans and McCord and Messrs. Klein, Stack and Wu.

65 Against: None

66 Abstain: None

67
68 **7. Chairman's Remarks:** Mr. Stack said the board-staff dinner was very nice, as were Wine in the Woods
69 (albeit muddy) and the Community Foundation Spring Party. He also announced upcoming events:
70 - May 31: BOC meeting at 7:30 p.m. at CA
71 - June 9: BOD work session at CA
72 - June 23: BOD meeting

73
74 **8. Reports Submitted**

75 (a) President's Report. Ms. Evans commended CA on its energy initiatives.

76 (b) Financial Reports – None

77 (c) Other Reports

78 1. Report from the CA Representatives to the Inner Arbor Trust Board of Directors

79 Ms. Eagan said IAT Executive Director Michael McCall will leave at the end of the year and will
80 present a job description for his position at the next meeting. She said the IAT board discussed
81 possible funding sources, programming, etc., and that steel for the Chrysalis will be delivered June 8.
82 The structure is expected to be completed in the fall.

83 Mr. Matthews said the IAT plans to meet on the 4th Tuesday of each month. The next meeting will be
84 on June 28. He also said the IAT board elected officers, including Gregg Schwind as Vice Chair and
85 Lin Eagan as Secretary. Several IAT board members will be part of its administration transition
86 committee.

87
88 Mr. Stack asked that the IAT representatives submit written reports to the CA Board in the future.

89
90 2. Report regarding Downtown Columbia Affordable Housing

91
92 *Mr. Dunn arrived at 7:20 p.m.*

93
94 Jane Dembner, CA Director of Planning & Community Affairs, gave an overview of proposed
95 legislation related to affordable housing in Downtown Columbia. She explained the joint
96 recommendation that the county's Planning Board suggests the Howard County Council approve and
97 said the Kittleman Administration is proposing such legislation, which may go before the Council in
98 June. She also described a proposal from Councilwoman Jen Terrasa that would require that

99 affordable housing comprise 15% of units built in Downtown Columbia. During the discussion that
100 ensued, Carl DeLorenzo, the county's Director of Policy and Programs, and Kate McLeod of Ms.
101 Terrasa's office, together with Ms. Dembner, answered questions raised by Board members.
102

103 *Mr. Schwind arrived at 7:24 p.m.*
104

105 Mr. DeLorenzo explained the differences between Howard Hughes Corporation's original proposal
106 and the joint recommendation and he listed the proposed sites for affordable housing in Downtown
107 Columbia: 1) above Banneker Fire Station, 2) site of a temporary fire station site in the Crescent that
108 would be used while Banneker is being redone, 3) above a transit center, and the current sites of 4)
109 Toby's dinner theater and 5) Howard County Central Library. In response to questions from Board
110 members, he also talked about tax credits that might apply to Downtown Housing projects, senior
111 housing locations, and percentages of units that would be affordable under various plans.
112

113 *Mr. Avery arrived at 8:23 p.m.*
114

115 The Board may continue discussing the issue of Downtown Columbia housing during its next meeting
116 and consider whether or not Mr. Matthews should testify during the county council hearing.
117

118 **9. Board Action**

119 (a) Consent Agenda (these appointments were approved by consent)

- 120 1. Approval of Appointments to the Wilde Lake Architectural Committee
- 121 2. Approval of Appointments to the Owen Brown Executive Architectural Committee
- 122 3. Approval of Appointments to the Hickory Ridge Architectural Committee
- 123 4. Approval of Appointments to the Oakland Mills Architectural Committee
- 124 5. Approval of Appointments to the Harper's Choice Architectural Committee
- 125 6. Approval of Appointments to the Kings Contrivance Architectural Committee

126 (b) Board Votes

- 127 1. Emergency Action – Howard County Plan to Extend Managed Deer Hunt Program to CA Open Space
128 Howard County Deer Project Manager Phillip Norman explained the county's request that CA hold
129 managed deer hunts on CA property adjacent to county land and that both hunts be held
130 simultaneously, beginning this fall.

131 **Action:** Mr. Avery moved that the Board approve CA collaborating with Howard County to pilot the
132 expansion of the Howard County Deer Management program onto certain CA-owned property
133 in Kings Contrivance, with only archery hunting allowed on CA land and the county giving a
134 report to CA at the end of the season indicating the number of injuries occurring on CA land.
135 Ms. Eagan seconded the motion, which passed unanimously. Vote: 9-0-0
136
137

- 138 2. Proposed Recreation Plus and Senior Aqua Pass Memberships

139 Sports and Fitness Director Dan Burns explained proposed new membership structures and answered
140 Board members' numerous questions about them.

141 **Action:** Ms. Evans moved that the Board approve the Senior Aqua Pass price. Mr. Stack seconded
142 the motion.

143 **Action:** Mr. Klein moved to amend the motion to reduce the price of 10 Senior Aqua passes to \$20
144 from the proposed \$25. Mr. Schwind seconded the motion, which passed. Vote: 7-2-0

145 For: Mses. Eagan, and McCord and Messrs. Avery, Dunn, Klein, Schwind, and Wu.

146 Against: Mr. Stack and Ms. Evans

147 Abstain: None

148 **Action:** To approve CA offering 10-packs of Senior Aqua passes for \$20. Vote: 9-0-0.

- 149 3. Rates/Pricing for Proposed New Membership Structures

150 **Action:** Mr. Schwind moved that the Board approve staff's recommendation re: rates for the

151 proposed new membership structure, with CA tracking and reviewing revenue benchmarks
152 quarterly. Ms. Evans seconded the motion, which passed unanimously. Vote: 9-0-0.
153

154 4. Transfer FY 17 Capital Funds to the Columbia Gym Project

155 Open Space and Facility Services Director Dennis Matthey explained the request to transfer \$30,000 in
156 approved FY17 Columbia-wide HVAC funds to the FY17 Columbia Gym HVAC Phase 1 project
157 because more duct work, insulation and concrete pad improvements are needed than originally
158 anticipated.

159 **Action:** Mr. Avery moved that the Board approve transferring \$30,000 in approved FY17 Columbia-
160 wide HVAC funds to the FY17 Columbia Gym HVAC Phase 1 project. Mr. Klein seconded
161 the motion, which passed unanimously.
162

163 5. Testimony by the President/CEO before the County Council regarding Downtown Columbia
164 Affordable Housing
165

166 **10. For Your Information**

167 Mr. Stack said the Columbia Gym will be closed May 31 - June 12 for repairs. The Swim Center will be
168 closed June 17 until Labor Day, and most of the next two summers, for extensive repairs.
169

170 **11. Tracking Forms**

171 (a) Tracking Form for Board Requests

172 Mr. Klein asked for an update re: advisory committees. Ms. Fanaroff said CA is developing
173 recommendations based on feedback from Board members who attended advisory committee meetings.
174

175 (b) Tracking Form for Resident Requests

176 Mr. Avery asked staff to fulfill Oakland Mills resident Barbara Russell's request for an accounting of
177 how IAT has spent money given by CA, county and state. Ms. Krabbe said CA has responded to Ms.
178 Russell and Ms. Krabbe will send Mr. Avery a copy of the response that was sent to Ms. Russell.
179

180 **12. Talking Points:** Recording Secretary Valerie Montague read the Talking Points.
181

182 **12. Adjournment:** The meeting was adjourned at 10:07 p.m.
183
184

185 Respectfully submitted,
186 Valerie Montague
187 Recording Secretary