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**DRAFT**  
**Minutes of the**  
**BOARD OF DIRECTORS MEETING**  
**Held: June 23, 2016**

To be approved: July 28, 2016

A meeting of the Columbia Association Board of Directors was held on Thursday, June 23, 2016, at Columbia Association headquarters. Present were Chairman Andy Stack and members Reg Avery, Dick Boulton, Brian Dunn, Lin Eagan, Alan Klein, Nancy McCord, Gregg Schwind (arrived at 8:00 p.m.) and Chao Wu. Janet Evans was absent. Also present were CA President/CEO Milton W. Matthews, Vice President/CFO Susan Krabbe, and General Counsel Sheri Fanaroff.

**1. Call to Order:** The Board of Directors Meeting was called to order at 7:30 p.m. by the Chairman, Andy Stack.

**2. Recognition of the Winners of the Maggie Brown Spirit of Columbia Scholarship Awards**

The Board gave \$2,500 Maggie Brown Spirit of Columbia Scholarship Awards to five high school seniors:

- Ryan Dworski, Hammond High School. He will attend Mount St. Mary's University.
- Natalia Graf, Atholton High. She will attend Salisbury University.
- Kelsey Guerinot, Atholton High. She will attend Towson University.
- Maya James, Oakland Mills. She will attend Georgetown University
- Kelly Mackin, Atholton High. She will attend Messiah College.

Three of the five winners were present to receive their awards: Ryan Dworski, Maya James and Kelly Mackin.

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

The Architectural Resource Committee held a closed meeting on June 13, 2016 at Columbia Association headquarters. Members present were Sheri Fanaroff, Scott Templin, Gordon MacPhee, Eva Lambright, and Gracie Bradford. The vote to close the meeting was 5-0-0.

For: Mses. Fanaroff, Lambright and Bradford and Messrs. Templin and MacPhee

Against: None

Abstain: None

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. The meeting was closed from 1:07 p.m. until 1:55 p.m. to review new and ongoing covenant cases.

**4. Approval of Agenda:**

**Action:** Ms. McCord moved that the agenda be approved as presented. Mr. Avery seconded the motion, which passed unanimously. Vote: 8-0-0.

For: Mses. Eagan, and McCord and Messrs. Avery, Boulton, Dunn, Klein, Stack and Wu.

Against: None

Abstain: None

**5. Disclosure of Conflicts of Interest:** None

**6. Resident Speakout:**

- a) Carole MacPhee, Owen Brown, spoke about affordable downtown housing.

- 51 b) Joel Hurewitz, Harpers Choice, spoke about the Maryland Affordable Housing Land Trust act.  
52 c) Chris Alleva, Howard County Licensed Beverage Assn., spoke about Wegman's FDP amendment  
53 request and about proposed housing above Banneker Fire Station.  
54 d) Roy Appletree, Full Spectrum Housing Coalition, spoke about proposals for affordable downtown  
55 housing.

56  
57 *Mr. Schwind arrived at 8:00 p.m.*

- 58  
59 e) Joan Lancos, Hickory Ridge, spoke about proposals for affordable downtown housing.  
60 f) Linda Odom, Wilde Lake, spoke in support of the administration's proposal for affordable housing.

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62 **7. Approval of Minutes of May 26, 2016**

63 **Action:** Mr. Boulton moved that the minutes of May 26, 2016 be approved as presented. Mr. Avery  
64 seconded the motion. Mr. Klein said the reasons for closed meetings were not included in the minutes  
65 although the reasons are stated by the chairman when he announces closed meetings. Mr. Stack said Line  
66 43 should be revised to add "to discuss covenant cases." He will review the recording of the May 26  
67 meeting to determine the reason for the other closed meeting. The amended minutes passed. Vote: 9-0-0.

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69 **8. Chairman's Remarks:** Mr. Stack announced upcoming meetings and events:

- 70 June 25: CA's Olympic Day/Open House  
71 June 27: Audit Committee  
72 July 5: BOC Meeting  
73 July 14: Board work session  
74 July 27: Audit Committee  
75 July 28: Board meeting

76  
77 He also encouraged Board members to spread the word about CA's Wednesday afternoon Lakefront concerts  
78 and Lakefront Summer Festival series.

79  
80 **9. Reports Submitted**

- 81 (a) President's Report: In response to questions from Board members, CA staff said:  
82 - They will find out the status of Snowden River Parkway/Royal Farms development.  
83 - Attendance at summer swim programs is down, but not as much as last year.  
84 - CA plans to partner with the school system on a variety of programs including the swim teams.  
85 - CA planning staff attended a State Highway Administration meeting about a project to widen Route  
86 32 between Route 108 and at Linden Church Road; the SHA's plans seem to be in line with what was  
87 approved. Some attendees expressed concern about the possibility of increased sound and noise.

88 (b) Financial Reports – None

89 (c) Other Reports

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

91 Mr. Schwind said steel for the Chrysalis is expected to be delivered in July, so the project is behind  
92 schedule. The IAT is scheduled to meet on June 28. Mr. Boulton gave Mr. Schwind a list of questions  
93 regarding the IAT's administration, projects and condition of the park land, and requested that the  
94 IAT Board address the questions during its next meeting. In response to a question from Mr. Klein,  
95 Mr. Schwind said a path may be installed in the park to accommodate Symphony of Lights, but no  
96 decision has been made.

97  
98 **10. Board Action**

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

- 100 1. Approval of Appointments to the Town Center Architectural Committee  
101 2. Approval of Appointments to the Long Reach Architectural Committee

102 (b) Board Votes  
103 1. Howard Hughes Easement Requests – Crescent Property  
104 Open Space Director Dennis Matthey and Director of Construction Al Edwards summarized  
105 background information regarding Crescent Property Land Transfer and Easement requests from  
106 Howard Research and Development. He said the easements are the culmination of a series of  
107 documents that became increasingly specific in identifying the needed easements and the property  
108 transfers as planning and development progressed between 2010 and the present.  
109  
110 Mr. Klein requested that staff ask HRD to modify the agreement to allow transfer of each parcel as  
111 conditions for their transfer are satisfied.  
112  
113 The Board decided to move further discussion of the issue to the closed meeting scheduled for tonight  
114 following the open meeting.  
115  
116 2. Affordable Housing  
117 County Councilwoman Jen Terrasa spoke in support of her affordable housing plan and said that the  
118 county administration’s Developer’s Rights and Responsibilities Agreement (DRRA) would prevent  
119 the county from changing applicable laws for 40 years.  
120  
121 Carl DeLorenzo, the county’s Director of Policy and Programs, spoke in support of the joint  
122 recommendation urged by the administration. He said the administration may submit a bill next week  
123 for the county council’s consideration. Tom Carbo, of the county’s housing commission, said the  
124 DRRA would give the county access to land that the housing commission can use to develop  
125 affordable housing. Pat Sylvester of the Columbia Downtown Housing Corporation board said the  
126 DRRA will produce affordable housing in downtown Columbia and is a fair proposal.  
127  
128 **11. For Your Information**  
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130 **12. Tracking Forms**  
131 (a) Tracking Form for Board Requests  
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133 (b) Tracking Form for Resident Requests.  
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135 **13. Talking Points:** Recording Secretary Valerie Montague read the Talking Points.  
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137 **14. Adjournment:** The meeting was adjourned at 10:02 p.m. A closed meeting was scheduled to follow the  
138 open meeting.  
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140 **15. Mr. Avery** moved that the Board go into closed session. Mr. Schwind seconded the motion, which passed  
141 unanimously.  
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143  
144 Respectfully submitted,  
145 Valerie Montague  
146 Recording Secretary