

**MINUTES OF A CLOSED MEETING OF THE COLUMBIA ASSOCIATION
BOARD OF DIRECTORS**

**March 23, 2006
CA Headquarters**

**Minutes Made Public by Vote of Columbia Association Board of Directors
April 27, 2006**

The Columbia Association ("CA") Board of Directors ("Board") commenced a closed meeting at approximately 10:00 p.m. All Directors were present. Also present were CA General Counsel Sheri Fanaroff, Vice President of Open Space Management ("OSM") Chick Rhodehamel and OSM Assistant Division Director Dennis Matthey. Mr. Marcus moved to close the meeting. Mr. Coffman seconded the motion, which was approved unanimously. The meeting was closed pursuant to Section 11B-111(4)(vi) of the Homeowners Association Act ("HOA") for consideration of a business transaction in the negotiation stage.

Ms. Brown reported on a meeting on March 22, 2006 between Mr. Ron Brasher, Marsha McLaughlin and Cassandra Heidler of the Howard County Department of Planning and Zoning, and representatives of CA. The purpose of the meeting was to discuss Mr. Brasher's request for an easement to construct a paved roadway providing access to the parcel he is developing adjacent to the open space parcel (Lot 62) subleased by CA from Howard Research and Development on which the Woodlawn Slave Quarters are located, as well as Mr. Brasher's request for permission to install storm drain pipes under the existing gravel driveway running between the two properties.

Mr. Feldmark provided a memorandum (a copy of which is attached) setting forth the recommendations of CA's Woodlawn Slave Quarters Task Force as to the provisions that should be included in any agreement that CA enters into with Mr. Brasher regarding these issues. Mr. Feldmark noted that, in addition to the points raised in the memo, CA also should require Mr. Brasher to agree that when he develops the site of the carriage house on his property, there will be no access from the carriage house to the existing gravel driveway and that access will instead be through the paved roadway and parking lot he is constructing.

Ms. Fanaroff explained the legal issues arising out of the ownership, lease and sublease of Lot 62. Ms. Fanaroff also noted that while Mr. Brasher had merely requested permission to install the storm drain pipes, any agreement regarding that issue must be in the form of an easement, in order to include maintenance obligations that should be borne by Mr. Brasher. In addition, if the easements are granted based on CA's control of Lot 62 pursuant to the sublease, Mr. Brasher should be required to agree to provide notice to purchasers that the easements are not permanent but expire at the expiration of the sublease.

Mr. Von Schlag moved to send a letter of intent to Mr. Brasher agreeing to his requests with the conditions set forth in the attached memo and those discussed in this meeting. Ms. Atkinson-Stewart seconded the motion, which was approved unanimously.

Mr. Feldmark moved to approve the minutes of the closed Board meeting of February 16, 2006. Mr. Von Schlag seconded the motion, which passed unanimously. Mr. Feldmark moved to approve the minutes of the closed Board meeting of February 22, 2006. Mr. Von Schlag seconded the motion, which passed unanimously with Ms. Russell abstaining.

Mr. Von Schlag moved to open the meeting. Mr. Marcus seconded the motion, which was approved unanimously, and the meeting adjourned at approximately 10:45 p.m.

Respectfully submitted,

Tom O'Connor, Chair
Columbia Association Board of Directors

Approved by Columbia Association Board of Directors April 27, 2006