



**PRIVILEGED AND CONFIDENTIAL**

Columbia Association Board Of Directors Meeting Minutes – April 28, 2016  
(Closed Meeting)

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A closed meeting of the Columbia Association ("CA") Board of Directors convened on April 28, 2016 at approximately 7:03 p.m. Board members present were Nancy McCord, Andrew Stack, Jeanne Ketley, Alan Klein, Brian Dunn, Reg Avery, Janet Evans, Chao Wu and Milton Matthews. Also present were CA General Counsel Sheri Fanaroff and outside counsel Bill Erskine of the law firm of Offit Kurman.

The meeting was closed by unanimous consent pursuant to Maryland Homeowners Association Act section 11B-111(4) [redacted] (iii) [redacted] for the purposes of [redacted] "consultation with legal counsel on legal matters" [redacted].

Mr. Avery moved to approve the agenda. Ms. McCord seconded the motion, which passed unanimously.

Mr. Erskine informed the board of an inquiry made by Royal Farms' attorney Sang Oh as to whether CA would agree to withdraw its opposition to Royal Farms' gas station proposal if Royal Farms agrees to withdraw its application for access directly on to and off of Snowden River Parkway. After discussion, Ms. McCord moved to ask Mr. Erskine to negotiate such an agreement with Royal Farms. Mr. Dunn seconded the motion, which passed by a vote of 4 in favor (Messrs. Dunn, Stack and Wu and Ms. McCord), 2 opposed (Messrs. Avery and Klein), and 2 abstentions (Mmes. Evans and Ketley). The board by consensus also asked that Mr. Erskine check on the sign planned by Royal Farms, since the board believes the Royal Farms sign should mimic in appearance, size, positioning, etc. the Exxon sign across the street.

Mr. Erskine also reported on negotiations occurring, at the request of the County Council, between the small gas station operators in the village centers and the large gas stations (like Wawa and Royal Farms) with respect to recommendations in the fueling station task force report which is under consideration by the County Council in connection with fueling station legislation. The board by consensus agreed that rather than taking a position at this time on the task force recommendations, the board would await the resolution of these negotiations and review the proposed agreement.

[Redacted]

Ms. McCord moved and Mr. Avery seconded to adjourn the closed meeting and return to the open meeting. The vote to approve was unanimous.

**Approved by the CA Board of Directors April 28, 2017**