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DRAFT
Minutes of the
BOARD OF DIRECTORS MEETING
Held: January 25, 2018

To be approved: February 22, 2018

9 A meeting of the Columbia Association Board of Directors was held on Thursday, January 25, 2018 at
10 Columbia Association headquarters. Present were Chairman Andrew Stack and members Dick Boulton, Lin
11 Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Ginny Thomas, and Chao Wu. Also present were CA
12 Vice President/CFO Susan Krabbe and General Counsel Sheri Fanaroff.

13
14 **1. Call to Order:** The Board of Directors Meeting was called to order at 7:33 p.m. by Chairman Andrew Stack.
15 Mr. Stack announced the directors and senior staff in attendance, reminded attendees that the meeting is being
16 recorded and broadcast, and read CA's Five Civility Principles.

17
18 **2. Announcement of Closed/Special Meetings:**

19
20 The **Board of Directors** held a closed meeting on December 14, 2017. Members present were Chairman
21 Andrew Stack and members Dick Boulton, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord,
22 Gregg Schwind, Ginny Thomas, and Shari Zaret. The vote (taken during the November 9, 2017 meeting) to
23 close the meeting was 8-0-0.

24 For: Messrs. Stack, Boulton, and Schwinn and Mses. Eagan, Evans, McCord, Thomas and Zaret
25 Against: none
26 Abstain: none

27
28 The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111
29 (4)(iii) Consultation with legal counsel on legal matters, and (vi) consideration of the terms and conditions of
30 a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of
31 the homeowners association. The meeting was closed from 9:00 p.m. until 10:30 p.m. to discuss an update on
32 legal proceedings and a business transaction.

33
34 The **Architectural Resource Committee** held a closed meeting on January 8, 2018 at Columbia Association
35 headquarters. Members present were Deb Bach, Evamarie Lambright, and Tom Mungo. The vote to close the
36 meeting was 3-0-0.

37
38 The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111
39 (4)(iv) consultation with staff personnel, consultants, attorneys, board members or other persons in connection
40 with pending or potential litigation. The meeting was closed from 1:01 p.m. until 1:34 p.m. to discuss new and
41 ongoing covenant cases.

42
43 The **Board of Directors** held a closed meeting on January 11, 2018. Members present were Chairman
44 Andrew Stack and members Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy
45 McCord, Gregg Schwind, Ginny Thomas, and Shari Zaret. The vote (taken during the November 9, 2017
46 meeting) to close the meeting was 8-0-0.

47 For: Messrs. Stack, Boulton, and Schwind and Mses. Eagan, Evans, McCord, Thomas and Zaret
48 Against: none
49 Abstain: none

50 The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111
51 (4)(vi) consideration of the terms and conditions of a business transaction in the negotiation stage if the
52 disclosure could adversely affect the economic interests of the homeowners association. The meeting was
53 closed from 9:40 p.m. until 10:40 p.m. to discuss potential transactions.
54

55 **3. Approval of Agenda**

56 Mr. Stack added an item after 8.b.7 (in Board Votes) to entertain a motion to hold a closed meeting of the
57 Board after its February 8 work session.

58 **Action:** Mr. Wu moved to approve the agenda as amended. Ms. Thomas seconded the motion, which passed
59 unanimously. Vote: 7-0-0.
60

61 **4. Disclosure of Conflict of Interest:** none
62

63 **5. Resident Speakout:**

- 64 a) Linda Wengel, Town Center Village Board, spoke about Lakefront Design Guidelines and about the area
65 near The Hug statue.
- 66 b) Marcia White, Oakland Mills, spoke about funding requested by the Inner Arbor Trust for pathway
67 construction and other additions to the Inner Arbor.
- 68 c) Tim Lattimer, Long Reach, spoke about climate change-related issues and the “We Are Still In” coalition.
- 69 d) Joel Hurewitz, Harpers Choice, spoke about climate change-related issues, and about Downtown
70 redevelopment.
71

72 **6. Chairman’s Remarks:**

73 Mr. Stack submitted a written report. He also said he attended a meeting of the committee addressing the
74 issue of noise levels from BWI Airport. He said a plan will be published in February.
75

76 **7. Reports/Presentations**

77 (a) President’s Report

78 Mr. Matthews submitted a written report. In response to questions from the Board, he and staff members
79 said:

- 80 - Staff will explore reports that Hobbits Glen staff members are now required to wear CA shirts instead
81 of Hobbits Glen shirts.
- 82 - CA is being more prudent about situations in which residents intrude on CA property.
- 83 - CA should now be listed on the “We Are Still In” website as a supporter.
- 84 - CA and the county are still in discussion about where to make pathway curb cuts (some of which are
85 required by the Americans with Disabilities Act) and which entity will pay for them.
- 86 - Howard County Chamber is opposed to the county’s Adequate Public Facilities Ordinance (APFO)
87 because members think the APFO might prompt a construction moratorium.
- 88 - Erickson Living’s proposal for a retirement community development in River Hill will be discussed
89 during the Board’s February work session.
90

91 (b) Report from the CA Representatives to the Inner Arbor Trust Board of Directors

92 Ms. Eagan submitted a written report. In response to members’ questions, she said:

- 93 - The Butterfly will become a multi-purpose building that may include eateries.
- 94 - IAT will again send Board members the Merriweather Park pathway plan that was submitted with
95 IAT’s budget request to CA.
96

97 (c) Financial Reports – None

98 (d) Update on Lakefront Design Guidelines
99

100 Planning and Community Affairs Director Jane Dembner summarized the plan review process regarding
101 development of the Lakefront Core area of Downtown Columbia. She then gave an update on the major
102 issues the CA Board had discussed in September 2017 – building mass and setbacks, parking, Wincopin
103 Connector road, and public art. She also noted that specific parking space calculations and exact uses and
104 square footage will be determined during a later phase of the planning process.

105 **Action:** Mr. Boulton moved that CA formally oppose the proposed extension of Wincopin Circle. Mr.

106 Klein seconded the motion, which failed. Vote: 3-3-1

107 For: Messrs. Boulton, Klein and Stack

108 Against: Mses. Eagan and Evans, and Mr. Wu

109 Abstain: Ms. Thomas

110

111 Mr. Klein moved that CA oppose a building height of more than nine stories for buildings in Downtown

112 Columbia, but the motion was not seconded.

113

114 8. Board Action

115 (a) Consent Agenda

116 1. Approval of Minutes of December 14, 2017

117 2. Approval of the Appointment of the Kings Contrivance representative to the Watershed Advisory
118 Committee

119 Both item were approved by consent.

120

121 (b) Board Votes

122 1. Transfer of Capital Funds in Watershed-Related Capital Projects between Fiscal Years

123 Open Space and Facilities Director Dennis Matthey explained why CA staff wants Board approval to
124 transfer unspent funds between several watershed-related capital projects over more than one fiscal year to
125 complete two projects and to request Board approval to transfer unspent funds, not to exceed \$75,000,
126 from completed watershed capital projects to underfunded watershed capital projects in different fiscal
127 years.

128 **Action:** Ms. Thomas moved to approve the staff's recommendation. Ms. Evans seconded the motion,
129 which passed. Vote: 6-0-1.

130 For: Messrs. Stack, Boulton, Klein, and Mses. Eagan, Evans and Thomas

131 Against: none

132 Abstain: Mr. Wu was absent during the vote.

133

134 2. Request for Easement—Open Space in Rivers Corporate Park Lot 3-Plats 5696 and 7056 (Howard
135 County)

136 **Action:** Ms. Thomas moved that CA grant the easement. Ms. Eagan seconded the motion,
137 which passed. Vote: 6-0-1.

138 For: Messrs. Stack, Boulton, Klein, and Mses. Eagan, Evans and Thomas

139 Against: none

140 Abstain: Mr. Wu was absent during the vote.

141

142 3. Request for Easement—Crescent Property—Southeast Side of Parcel D (BGE utility easement)

143 **Action:** Mr. Boulton moved that CA grant the easement. Mr. Wu seconded the motion, which passed
144 unanimously.

145

146 4. Request for Utility Easement near Merriweather Post Pavilion (Howard Research and Development)

147 **Action:** Mr. Wu moved to that CA grant the easement. Ms. Thomas seconded the motion,
148 which passed unanimously.

149

- 150 5. Request for Easement—Crescent Property—Northwest Side of Parcel D (Howard Research and
 151 Development)
 152 **Action:** Ms. Eagan moved that CA grant the easement. Ms. Thomas seconded the motion, which passed
 153 unanimously.
 154
- 155 6. Request for Easement—Crescent Property—Three Areas NW, SE, and SW of Parcel D (Howard
 156 Research and Development)
 157 **Action:** Mr. Wu moved that CA grant the easement. Ms. Eagan seconded the motion, which passed
 158 unanimously.
 159
- 160 7. Recommended Options for Monitoring Community Efforts in Environmental and Climate Change-
 161 Related Matters
 162 The Board primarily discussed three options:
 163 1. Enhance the existing Watershed Committee to include climate issues.
 164 2. Create a separate Climate Advisory Committee.
 165 3. Create an environmental sustainability committee that would include a climate outreach focus.
 166 The Board asked staff to draft a charter for a potential Environmental Sustainability committee and
 167 distribute it to Board members no later than 10 days before the February 22 board meeting.
 168
- 169 8. Entertain a motion to hold a closed meeting of the Board on February 8 after the work session.
 170 (*new agenda item*)
 171 **Action:** Mr. Wu moved to hold a closed meeting of the CA Board of Directors on February 8,
 172 immediately following the work session. Ms. Thomas seconded the motion, which passed
 173 unanimously.
 174
- 175 (c) Board Discussion
- 176 1. Organizations to Invite to April 2018 Stakeholders Dinner
 177 Mr. Stack recommended that the Howard Community College Board of Directors and the officers
 178 of Howard County General Hospital be invited to the April Stakeholders Dinner. Board members
 179 agreed by consent and suggested that the following groups be invited to future dinners:
 180 - FIRN
 181 - Association of Community Services
 182 - Howard County Department of Planning and Zoning
 183 - CA employees
 184
- 185 2. CA Dashboard Metrics
 186 Sport and Fitness Director Dan Burns explained the dashboard of metrics for his department’s
 187 performance during the second quarter of FY 2018, and answered Board members questions about the
 188 metrics. The Board then asked staff to include employee memberships when determining CA
 189 membership market share. Staff will also determine which numbers they can provide consistently that
 190 will enable the Board to track participation over time.
 191
- 192 **9. For Your Information**
 193 A letter from Winter Growth praising the Volunteer Center Serving Howard County was in the packet.
 194
- 195 **10. Tracking Forms**
 196 (a) Tracking Form for Board Requests
 197 (b) Tracking Form for Resident Requests
 198
- 199 **11. Talking Points:** Recording Secretary Valerie Montague read the Talking Points.
 200

201 **12. Adjournment:** The meeting was adjourned at 10:29 p.m.
202
203 Respectfully submitted,
204
205 Valerie Montague
206 Recording Secretary