

DRAFT
Minutes of the
CA BOARD OF DIRECTORS MEETING
Held: May 24, 2018

A meeting of the Columbia Association Board of Directors was held on Thursday, May 24, 2018 at Columbia Association headquarters. Present were Chairman Andrew Stack and members Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind, Ginny Thomas, Chao Wu, and Shari Zaret. Also in attendance was CA General Counsel Sheri Fanaroff.

1. Call to Order: The Board of Directors Meeting was called to order at 7:30 p.m. by Chairman Andrew Stack. Mr. Stack announced the directors and senior staff in attendance, reminded attendees that the meeting is being recorded and broadcast, and read CA's Five Civility Principles.

2. Announcement of Closed/Special Meetings:

The **Board of Directors** held a closed meeting on April 26, 2018. Members present were Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Mathews, Nancy McCord, Gregg Schwind, Andy Stack, Virginia Thomas and Chao Wu. The vote to close was 9-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-11(4)(i) discussion of matters pertaining to employees and personnel; (iii) consultation with legal counsel on legal matters and (iv) consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 11:00 p.m. until 11:50 p.m. for a discussion with General Counsel concerning legal matters.

The **Architectural Resource Committee** held a closed meeting on May 14, 2018. Members present were Sheri Fanaroff, Deb Bach, Carl McKinney, Tom Mungo and Gracie Bradford. Others present were Bob Bellamy, Bill Deneau, Susan Sloan, Anne McKissick, Devora Wilkinson, Carl McKinney, Debbie Nix and Eva Lambright. The vote to close was 5-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-11(4) (iv) consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 1:04 p.m. until 2:25 p.m.

3. Approval of the Agenda

Action: Ms. Thomas moved to approve the agenda. Ms. McCord seconded the motion which passed unanimously.

4. Disclosure of Conflicts of Interest: none.

5. Recognition of the Recipients of the Maggie J. Brown Spirit of Columbia Scholarship Awards: Michelle Miller presented the Scholarship awards to Toby Eegholm, River Hill

47 High School; Adam Elshafei, Atholton High School; Madelyn Harris, Oakland Mills High
48 School; Sophie Shen, River Hill High School; Andrea Orpia, Wilde Lake High School; and
49 Madelyn Ives, Wilde Lake High School (she was unable to attend). Mr. Stack said a few
50 words to the recipients and congratulated them on their accomplishments.

51

52 **6. Resident Speakout:**

- 53 a) Brian England, Hickory Ridge, spoke about covenants and New Town;
- 54 b) Chris Aleva, Hickory Ridge, spoke about the CA assuming commercial covenants in
55 New Town;
- 56 c) Ginger Scott, Wilde Lake, spoke regarding Fairway Hills Golf Course and the neighbors
57 adjoining the golf course; and
- 58 d) Joel Hurewitz, Harpers Choice, spoke regarding the entrance to the Guilford Storage
59 facility.

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61 **7. Chairman's Remarks:** Mr. Stack submitted a written report. There were no additional
62 questions from the Board.

63

64 **8. Reports/Presentations:**

- 65 a) **President's Report:** Mr. Matthews submitted a written report. Alan Klein had several
66 questions that were addressed.
- 67 b) **Report from CA Representatives to the Inner Arbor Trust Board of Directors:**
68 There were several questions for Ms. Eagan regarding the progress of the pathways plan
69 and a review of planned upcoming events.

70

71 **9. Board of Action:**

72 a) **Consent Agenda**

73 **1. Approval of Minutes Board Meetings held April 26, 2018 and May 10, 2018**

74 **Action:** Approved by consent.

75

76 **2. Approval of Minutes of Closed Board Meetings held March 22, 2018 and**
77 **April 26, 2018**

78 **Action:** Approved by consent.

79

80 **3. Approval of the Hickory Ridge Representative to the Watershed Advisory**
81 **Committee**

82 **Action:** The Board approved the Hickory Ridge representative, Deborah Wessner, to
83 the Watershed Advisory Committee.

84

85 b) **Board Discussion**

86 **1. Proposed Membership of the Climate Change and Sustainability Advisory**
87 **Committee**

88 Milton Mathews introduced Jeremy Scharfenberg. Mr. Scharfenberg explained he
89 was seeking the addition of two members to the Climate Change and Sustainability
90 Advisory Committee, increasing the membership from 11 to 13. He advised the
91 Board that 24 people applied for membership on the advisory committee; there was a
92 high caliber of talent among the applicants; and that the addition of two members

93 would increase the Committee’s level of expertise. There were several questions by
94 the Board, including one requesting confirmation that a quorum for the committee
95 would be 7 members.
96

97 **Action:** Ms. Thomas made a motion to increase the membership of the Climate
98 Change and Sustainability Advisory Committee from 11 members to 13 members.
99 Ms. McCord seconded the motion. The motion was approved unanimously.
100

101 **Action:** Mr. Klein made a motion to accept staff’s recommendation on the 13
102 candidates to be appointed as members of the Climate Change and Sustainability
103 Advisory Committee. Ms. McCord seconded the motion. The motion was approved
104 unanimously.
105

106 **2. Royal Farms Proposed Site Development:**

107 Jane Dembner addressed questions that the Board had asked at a previous meeting.
108 Ms. Dembner reviewed the regulations that were adopted by the County Council
109 following a Task Force report on fueling facilities and how the County’s regulations
110 differed from the Task Force report. She advised that existing gas stations would be
111 grandfathered in the regulations, but that the proposed Royal Farms site would be
112 required to comply with the new regulations.
113

114 Ms. Dembner also reviewed the proposed signage for the site. The proposed sign is a
115 six-foot monument sign which will have the cost of the gas on it, as well as the Royal
116 Farms logo. She explained that the sign is proposed to be on Snowden River
117 Parkway, it is not particularly large, and no variance is required for it.
118

119 Ms. Dembner also advised she had spoken with the Planning Director regarding any
120 study planned by the Planning Department. She was advised that the Department is
121 hoping to do a study for the Snowden River Corridor, Gateway, and related
122 surrounding commercial and light industrial areas. No funding is in place at this time,
123 but a request will be made for funding in the next budget. The Planning Director
124 hopes the study will begin in late 2019.
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126 **10. Talking Points:** Recording secretary Alison Mathieson read the talking points.
127

128 **11. Motion - Closed Meeting:** A motion was made by Ms. McCord to have a closed meeting of
129 the CA Board of Directors under the provisions of the Maryland Homeowners Association
130 Act, Section 11B-111(4)(iii), Consultation with legal counsel. The motion seconded by Ms.
131 Eagan.

132 **Action:** The Board voted unanimously to have a closed meeting.
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134 The Board concluded the open meeting at 9:01 p.m.
135

136 Respectfully submitted,
137

138 Alison Mathieson
139 Recording Secretary