

**Minutes of the
BOARD OF DIRECTORS MEETING
Held: October 25, 2018**

Approved: November 8, 2018

A meeting of the Columbia Association Board of Directors was held on Thursday, October 25, 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 (initially via phone, then arrived at 7:35 p.m.), Virginia Thomas, Chao Wu (arrived at 7:23 p.m.), and Shari Zaret. Also present was CA Vice President/CFO Susan Krabbe.

1. Call to Order: The Board of Directors Meeting was called to order at 7:02 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 **Risk Management Committee** held a closed meeting on September 27, 2018 at Columbia Association headquarters. Members present were Milton W. Matthews, Susan Krabbe, Nancy McCord, and Shari Zaret. The vote to close the meeting was 4-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111(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 6:33 p.m. until 6:55 p.m. to review general liability self-insurance program and claims activity.

The **Board of Directors** held a closed meeting on September 27, 2018. Members present were Dick Boulton, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind, Andy Stack, Virginia Thomas, and Shari Zaret. The vote to close the meeting was 6-2-0.

For: Messrs. Boulton, Klein and Schwind, and Mses. Evans, McCord and Zaret
Against: Ms. Thomas and Mr. Stack

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111(4)(i) Discussion of matters pertaining to employees and personnel, and (iii) Consultation with legal counsel on legal matters. The meeting was closed from 10:37 p.m. until 11:50 p.m. to discuss release of closed meeting minutes and matters concerning an employee.

The **Architectural Resource Committee** held a closed meeting on October 8, 2018. Members present were Sheri Fanaroff, Deb Bach, Tom Mungo, and Gracie Bradford. The vote to close the meeting was 4-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111(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 1:07 p.m. until 1:48 p.m. for discussion of new and ongoing covenant cases.

The **Board of Directors** held a closed meeting on October 11, 2018. Members present were Dick Boulton, Lin Eagan, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind, Andy Stack, and Virginia Thomas. The vote to close the meeting was held during the September Board of Directors meeting.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111(4)(iii) Consultation with legal counsel on legal matters. The meeting was closed from 10:30 p.m. until 11:30 p.m. to discuss potential legislation.

3. Approval of Agenda

Action: Ms. Thomas moved to approve the agenda. Ms. Eagan seconded the motion. Mr. Stack suggested switching items 10(c) and (d). Mr. Klein suggested moving Item 10(d) so that it immediately follows Item 10(a). The Board agreed. Mr. Stack also said that Mr. Wu requested moving Item 7 so that the vote would occur at 7:30 p.m. or later. The motion to approve the agenda, as amended, passed unanimously. Vote: 9-0-0

For: Mses. Eagan, Evans, McCord, Thomas, and Zaret; Messrs. Stack, Boulton, Klein, and Schwind

4. Disclosure of Conflict of Interest: none

5. Resident Speakout:

- a) Ginger Scott, Wilde Lake, spoke about Fairway Hills Golf Course.
- b) Tom Scott, Wilde Lake, spoke about Fairway Hills Golf Course.

6. Chairman's Remarks:

Mr. Stack submitted a written report.

8. Reports/Presentations (*moved up on the agenda*)

- (a) Report from the CA Representatives to the Inner Arbor Trust Board of Directors
Ms. Eagan submitted a written report.

- (b) Financial Reports -- none

9. Board Action

- (a) Consent Agenda

1. Approval of Minutes of September 27, 2018 BOD meeting (*Mr. Stack asked to delay approval until November*)
2. Approval of Minutes of September 27, 2018 BOD closed meeting
3. Approval of Minutes of August 27, 2018 BOD closed meeting
4. Approval of Recommended Appointment of the Community Member to the Audit Committee
5. Approval of Recommended Appointment of the Owen Brown Representative to the Watershed Advisory Committee

Items 2 through 5 were approved by consent.

- (b) Board Votes

1. Next steps for the Fairway Hills Golf Course
Sport and Fitness Director Dan Burns and Open Space & Facility Services Director Dennis Matthey responded to questions from Board members about staff's recommendation to replace a bridge destroyed by flooding at Fairway Hills near Hole 18.

Mr. Wu arrived at 7:23 p.m.

Mr. Schwind arrived at 7:35 p.m.

Action: Ms. Evans moved to approve CA's staff's recommendation to authorize spending up to \$250,000 to replace a bridge destroyed by flooding at Fairway Hills Golf Course near Hole 18. Ms. Thomas seconded the motion, which passed. Vote: 8-2-0.

For: Mses. Eagan, Evans, McCord, and Thomas; Messrs. Boulton, Klein, Stack and Wu

Against: Mr. Schwind and Ms. Zaret
Abstain: none

7. Board Vote – Patuxent Branch Trail Easement Request from Howard County (*moved down on the agenda*)

Action: Ms. McCord moved to reconsider the vote taken during the September 27 Board meeting regarding Howard County’s request for an easement at Patuxent Branch Trail. Mr. Boulton seconded the motion, which passed. Vote: 9-1-0.

For: Messrs. Boulton, Klein, Stack, Schwind, and Wu; Mses. Eagan, Evans, McCord, and Thomas

Against: Ms. Zaret

Abstain: none

Action: Mr. Schwind moved that the easement agreement include a requirement that CA staff approve the landscaping plan for the area. Ms. Thomas seconded the motion, which passed unanimously.

Vote: 10-0-0.

Action: Ms. Zaret moved to amend the motion to add a requirement that the county to build a split rail fence on the river side of the trail to help ensure safety. Mr. Wu seconded the motion. During discussion, Ms. Zaret agreed to substitute “appropriate” for “split rail” in her motion to require fencing. The motion failed. Vote: 4-6-0.

For: Mses. Zaret and McCord and Messrs. Klein and Stack

Against: Mses. Evans, Eagan, and Thomas; Messrs. Boulton, Schwind, and Wu

Abstain: none

Action: The Board voted to approve the easement request from Howard County associated with the Patuxent Branch Trail, subject to review of the plan by CA’s Watershed Manager and coordination with the county regarding safety issues, and CA staff approval of the related landscaping plan. The amended motion passed. Vote: 8-2-0.

For: Messrs. Boulton, Stack, Schwind, and Wu; Mses. Eagan, Evans, McCord, and Thomas

Against: Mr. Klein and Ms. Zaret

Abstain: none

9. Board Action (*continued*)

(b) Board Votes

2. Three Easement Requests from Howard County

Ms. Thomas moved to grant three easements requested by Howard County (for Willow Bend in Dorsey’s Search, Upper Little Patuxent in Dorsey’s Search, and Hometown Pond in Owen Brown). Mr. Wu seconded the motion, which passed unanimously. Vote: 10-0-0.

3. Draft Charges for FY 2019 – Climate Change and Sustainability Advisory Committee

CA Energy Manager Jeremy Scharfenberg answered member’s questions about the committee’s charges. Ms. Thomas moved to approve the committee’s FY 2019 charges. Mr. Wu seconded the motion, which passed unanimously. Vote: 10-0-0.

10. Board Discussion

(a) Gateway Redevelopment as an Innovation District

CA Director of Planning and Community Affairs Jane Dembner and Larry Twele, CEO of the Howard County Economic Development Authority, briefed the Board on Howard County’s plan to develop an economic development innovation district at Columbia Gateway that would include mixed-use housing, office and retail.

- (d) Communications Process for Board Queries Received via CA’s Website
CA Chief Marketing Officer Laura Sitler briefed the Board on ways members of the public contact the Board and CA’s process for responding to the public and informing the Board of those responses.

- (b) Howard County Phase 2 Land Development Regulations Assessment
Jane Dembner and CA Community Planner Jessica Bellah presented maps highlighting the location of various types of open space in Columbia and which entities own the land. They also discussed creating Open Space zoning districts that would make it easier to distinguish New Town Open Space from all other Open Space lands. They agreed to provide digital and printed maps re: each of the villages’ Open Space areas.

- (c) Capital Projects and Open Space Update (Symphony Woods)
Dennis Matthey and Landscape Architect Timothy Prigg discussed ways to restore and protect the soil, turf and trees in Merriweather Park at Symphony Woods, which is subject to intensive use. Mr. Matthey will make sure possible paths are staked out soon and will invite the Board members to see the proposed paths.

11. Tracking Forms

- (a) Tracking Form for Board Requests
- (b) Tracking Form for Resident Requests

12. Talking Points: Recording Secretary Valerie Montague read the Talking Points.

13. Adjournment: The meeting was adjourned at 10:46 p.m.

Respectfully submitted,

Valerie Montague
Recording Secretary