

**Minutes of the  
BOARD OF DIRECTORS MEETING  
Held: February 28, 2019**

Approved March 28, 2019

A meeting of the Columbia Association Board of Directors was held on Thursday, February 28, 2019 at Columbia Association headquarters. Present were Chairman Andrew Stack and members Dick Boulton, Renee DuBois, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind (arrived at 7:05), Virginia Thomas, and Shari Zaret. Also present were CA Vice President/CFO Susan Krabbe and General Counsel Sheri Fanaroff.

**1. Call to Order:** The Board of Directors Meeting was called to order at 7:00 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 called attention to CA's five civility principles.

**2. Announcement of Closed/Special Meetings Held/To Be Held** (moved to after "Resident Speakout").

**3. Approval of Agenda**

**Action:** Ms. Thomas moved to approve the agenda. Ms. McCord seconded the motion, which passed unanimously. Vote: 9-0-0

For: Messrs. Boulton, Klein, Stack and Meses. DuBois, Eagan, Evans, McCord, Thomas, and Zaret

Against: none

Abstain: none

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

**5. Resident Speakout:**

a) Mae Beale, Owen Brown, spoke about the arts and the Inner Arbor Trust (IAT)

*Mr. Schwind arrived at 7:05 p.m.*

b) Nina Basu, Inner Arbor Trust, spoke about IAT's budget request

c) Chris Fuchs, Dorsey Search, spoke about Tot Lot DS05

d) Chris Alleva, Hickory Ridge, spoke about county zoning policies

e) Larry Corsa, Harper's Choice, spoke about a possible CA easement for a fire station near Rivendell/Cedar Lane

**6. Chairman's Remarks:**

Mr. Stack submitted a written report.

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

The **Board of Directors** held a closed meeting on February 7, 2019 at Columbia Association headquarters. Present when the meeting began were Chairman Andy Stack and members Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, and Virginia Thomas. Nancy McCord, Shari Zaret and Gregg Schwind arrived after the vote to close the meeting. The vote to close was 5-1-0.

For: Meses. Eagan, Evans and Thomas, and Messrs. Boulton and Stack

Against: Mr. Klein

Abstain: none

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, (iii) consultation with legal counsel on legal matters, and (vi) consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association. The meeting was closed from 7:04 p.m. until 9:55 p.m. to discuss various topics requiring the advice of legal counsel.

The **Architectural Resource Committee** held a closed meeting on February 11, 2019. Members present were Sheri Fanaroff, Deb Bach, Carl McKinney, 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 1:04 p.m. until 2:00 p.m. for discussion of new and ongoing covenant cases.

The **Board of Directors** held a closed meeting on February 14, 2019 at Columbia Association headquarters. Present were Chairman Andy Stack and members Dick Boulton, Renee DuBois, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind, Virginia Thomas, and Shari Zaret. The vote to close was 8-2-0.

For: Mses. DuBois, Eagan, Evans, McCord, Thomas and Zaret, and Messrs. Boulton and Stack

Against: Messrs. Klein and Schwind

Abstain: none

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 9:46 p.m. until 11:00 p.m. to discuss a legal issue.

## 7. Reports/Presentations

### (a) President's Report

Mr. Matthews submitted a written report. He also said CA's new Human Resources Director is Monica McMellon-Ajayi. Ms. McMellon-Ajayi then introduced herself to the Board.

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

Lin Eagan submitted a written report.

### (c) Financial Reports – none

## 8. Board Action

### (a) Consent Agenda

#### 1. **Approval of Minutes** of January 24, 2019 BOD meeting

The minutes were approved by consent.

### (b) Board Votes

#### 1. Approve Draft Conditional FY20 Rates

**Action:** Mr. Schwind moved to reduce fitness club and pool rates for Columbia residents by 10%. Ms. McCord seconded the motion, which failed. Vote: 2-7-1.

For: Ms. DuBois and Mr. Schwind

Against: Mses. Eagan, Evans, McCord, Thomas and Zaret; and Messrs. Boulton, Stack

Abstain: Mr. Klein

**Action:** Ms. McCord moved to leave fitness club and pool rates for Columbia residents unchanged for FY20.

Mr. Schwind seconded the motion, which failed. Vote: 2-6-2.

For: Ms. McCord and Mr. Schwind

Against: Mses. Eagan, Evans, Thomas and Zaret; and Messrs. Boulton and Stack

Abstain: Ms. Dubois and Mr. Klein

**Action:** Mr. Stack moved to accept FY 20 membership changes recommended by staff: 1) redefine “family membership” to allow adult children to remain on the membership at no additional fee through age 25; and 2) create a Student 90-day 1Fit pass for any student with current high school or college identification. Mr. Boulton seconded the motion, which passed unanimously.

**Action:** Mr. Schwind moved to have the 10% discount for senior citizens apply to fitness plan renewals as well as to new memberships. Ms. McCord seconded the motion, which failed.  
Vote: 4-5-1.  
For: Messrs. Klein and Schwind; and Mses. McCord and Zaret  
Against: Mses. Eagan, Evans, and Thomas; and Messrs. Boulton and Stack  
Abstain: Ms. DuBois

**Action:** Mr. Stack moved to approve the submitted rates, as amended. Mr. Boulton seconded the motion, which passed. Vote: 9-1-0.  
For: Mses. DuBois, Eagan, Evans, McCord, Thomas, and Zaret; and Messrs. Boulton, Klein and Stack  
Against: Mr. Schwind  
Abstain: none

2. Approve Changes to the Conditional FY 2020 Capital Budget

Ms. Krabbe explained that the cost of repairing the Fairway Hills Golf Club bridge and developing alternatives will be \$250,000, instead to the \$175,000 requested in the budget.

**Action:** Mr. Stack moved to approve moving \$75,000 from the “Columbia-wide bridge replacement” line of the capital budget to the “Fairway Hills Golf Club – Bridge and Boardwalk” line. Ms. DuBois seconded the motion, which passed unanimously.

**Action:** Mr. Boulton moved to approve \$130,000 to replace Dorsey Search Tot Lot DS05 and replace no more tot lots until the Board develops a policy on tot lots. Mr. Stack seconded the motion, which passed. Vote: 6-1-3  
For: Messrs. Boulton, Klein and Stack; and Mses. DuBois and Eagan and McCord  
Against: Mr. Schwind  
Abstain: Mses. Evans, Thomas, and Zaret

The proposed FY20 Conditional Capital Budget includes \$100,000 for Lakefront Master Plan Design and Implementation. Mr. Stack suggested that \$50,000 be reserved to potentially make improvements to a neighborhood square proposed by Howard Hughes Corp. (HHC) instead of being added to funds already in the conditional budget for design of a Lakefront Master Plan.

CA Open Space and Facilities Services Director Dennis Matthey explained that such improvements would be on CA property adjacent to the neighborhood square land owned by HHC.

The Board voted on the following items without making separate motions for each one.

**Action:** Approve an additional \$50,000 for Lakefront master plan design and implementation. The motion failed. Vote: 3-6-1  
For: Mses. Eagan and Evans, and Mr. Schwind  
Against: Mses. DuBois, Thomas, McCord and Zaret; and Messrs. Boulton and Klein  
Abstain: Mr. Stack

**Action:** Approve the rest of the proposed amendments to the FY 20 Capital Budget. The motion passed unanimously.

**Action:** Ms. Dubois moved to increase the Aquatics Department budget by the \$50,000 amount originally proposed for Lakefront master plan design. The funds would be used for a design to convert an outdoor pool to an indoor pool. Ms. Thomas seconded the motion, which passed. Vote: 6-4-0.

For: Messrs. Boulton, Klein and Schwind; and Meses. DuBois, Thomas and Zaret

Against: Meses., Eagan, Evans, and McCord; and Mr. Stack

Abstain: none

3. Approve Changes to the Conditional FY 2020 Operating Budget

The Board voted on the following items without making separate motions for each one.

**Action:** Approval of changes to income. The motion passed unanimously.

**Action:** Approve \$22,500 for website redevelopment. The motion passed unanimously.

**Action:** Approve a \$157,000 grant to the Inner Arbor Trust for its overhead operations cost. The motion passed. Vote: 8-2-0.

For: Meses. DuBois, Eagan, Evans, McCord, Thomas and Zaret; and Messrs. Schwind and Stack

Against: Messrs. Boulton and Klein

Abstain: none

**Action:** Approve reducing the Open Space Salary and Wages budget by \$65,000. The motion passed unanimously.

**Action:** Approve reducing the Open Space “other fees” expense category by \$55,000. The motion passed unanimously.

**Action:** Approve a \$5,000 decrease in the “Repairs and Maintenance” category, for each of CA’s three fitness clubs (totaling \$15,000). The motion passed. Vote: 8-1-1.

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

Against: Mr. Schwind

Abstain: Ms. DuBois

**Action:** Mr. Schwind moved to remove a \$20,000 request for consulting fees. Mr. Boulton seconded the motion, which failed. Vote: 3-6-1.

For: Ms. DuBois, and Messrs. Boulton and Schwind

Against: Meses. Eagan, Evans, McCord, Thomas and Zaret; and Mr. Stack

Abstain: Mr. Klein

**Action:** Mr. Schwind moved that the Board must approve use of the \$20,000 before a consulting contractor is selected. Mr. Klein seconded the motion, which passed. Vote: 8-1-1.

For: Meses. DuBois, Eagan, Evans, and McCord, and Messrs. Boulton, Klein, Schwind and Stack

Against: Ms. Zaret

Abstain: Ms. Thomas

**Action:** Approve the rest of the proposed amendments to the FY20 Operating Budget. The motion passed unanimously.

The Board discussed the application form/process for CA’s Community Services grants. CA also gives the Community Foundation of Howard County funds that the foundation grants to other groups. Director Michelle

Miller will be asked to explain to the Board the grants process and the rationale for giving grants via the Community Foundation of Howard County.

4. Potential Vote on Howard County State Delegation Legislation – none

5. Approval of the Charter for the Millennial Advisory Committee

**Action:** Ms. Thomas moved to approve the charter for the new Millennial Advisory Committee. Ms. DuBois seconded the motion, which passed unanimously.

6. CBA Legislation

**Action:** Ms. McCord moved to approve staff's recommendation to disclose documents to the public related to proposed legislation that would recognize CA as a Community Benefit Association rather than a Homeowners Association. Ms. DuBois seconded the motion, which passed unanimously.

**9. Tracking Forms**

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

**10. Talking Points:** The Talking Points were read by Recording Secretary Valerie Montague.

**11. Adjournment:** The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

Valerie Montague  
Recording Secretary