

**Minutes of the
BOARD OF DIRECTORS MEETING
Held: June 27, 2019**

Approved July 25, 2019

A meeting of the Columbia Association Board of Directors was held on Thursday, June 27, 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, Rafia Siddiqui, and Virginia Thomas. 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 7:02 p.m. by Chairman Andrew Stack. Mr. Stack announced the directors in attendance and reminded attendees that the meeting was being live-streamed and recorded.

2. Announcement of Closed/Special Meetings Held/To Be Held:

a) The **Board of Directors** held a closed meeting on May 6, 2019. Members present were Dick Boulton, Renee Dubois, Lin Eagan, Janet Evans, Alan Klein, Nancy McCord, Gregg Schwind, Andy Stack, Shari Zaret and Milton Matthews. The vote to close was 8-0-0. 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 (iii) consultation with legal counsel on legal matters.

b) The **Architectural Resource Committee** held a closed meeting on May 13, 2019. Members present were Sheri Fanaroff, Deb Bach, Carl McKinney; Others present were Laura Parrish, Ed Lambright, Debbie Nix, Susan Sloan, Lisa Colavita and Karina Caico. The vote to close was 3-0-0. The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-11(4)(iv) consultation with staff personnel, consultants, attorney, or other persons in connection with pending or potential litigation.

c) The **Audit Committee** held a closed meeting on June 10, 2019. Members present were Renee Dubois, Rafia Siddiqui, Timothy Redmond and James Young. The vote to close was 4-0-0. 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; (iv) consultation with staff personnel, consultants, attorney, or other persons in connection with pending or potential litigation.

2. Approval of Agenda

Action: Ms. McCord moved to approve the agenda as amended. Ms. Eagan seconded the motion, which passed unanimously.

4. Disclosure of Conflict of Interest: none

5. Resident Speakout:

- (a) Joan Aron, Oakland Mills, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association.
- (b) Russ Swatek, Long Reach, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association and voiced his preference for what the Board should focus on.
- (c) Liz Schoen, Wilde Lake, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association
- (d) Bill McCormack, Jr, Oakland Mills, encouraged CA to explore all options for changing the legal structure of CA before any decisions are made.
- (e) Chris Alleva, Hickory Ridge, spoke regarding issue of standing in zoning cases in Howard County and Howard County Bill 33 and zoning issues in Columbia
- (f) Barbara Russell, Hickory Ridge, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association.
- (g) Alex Hekimian, Oakland Mills, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association.
- (h) Rebecca Palmquist, Wilde Lake, spoke regarding the use of the Neighbor Centers by Co-op Nursery Programs.
- (i) Ginger Scott, Wilde Lake, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association.
- (j) Cynthia Coyle, Harpers Choice, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association.
- (k) Dianne Beil, Oakland Mills, spoke in opposition to changing CA from Homeowners Association to Community Benefit Association
- (l) Jervis Dorton, Oakland Mills, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association and on New Town Zoning
- (m) Joel Broida, Town Center, spoke in opposition to changing CA from a Homeowners Association to a Community Benefit Association
- (n) Jill Crane, Oakland Mills, spoke regarding the proposed strategic initiatives by the Board.

6. Board Action

(a) Consent Agenda:

1. Approval of Minutes May 9, 2019 and May 23, 2019 – Minutes of the May 9 and May 23, 2019 meetings were approved.
2. Budget Schedule for FY 2021/FY 2022 – The FY 2021/FY 2022 Budget schedule was approved.
3. Easement Requests – The following easement requests were approved:
 - a. Residences at Roslyn Rise Mixed Income Housing
 - b. Horse Center Public Utility Easement
4. Stakeholders Dinners – November and December 2019 – The Board agreed on the groups to invite to the November and December 2019 stakeholders dinners. The Ad Hoc Working Group will make suggestions regarding invitees for the remaining dinners.

(b) Board Votes:

1. Goal & Objectives for Leadership Development (a Strategic Priority of the CA Strategic Plan for FY 2020-2024) –

Action: Ms. DuBois moved to approve the Columbia Association 2019 5-year Strategic Plan for FY2020-2024 as presented. Ms. Thomas seconded the motion, which passed unanimously.

2. CA Board work Plan/Strategic Initiatives for FY2020:

Laurie Rueben presented a summary of the topics being considered for the CA Board Work Plan. Laurie advised from the google doc that she created indicated that the top 3 were 6 (Implications of the lien cases), 8 (Village/CA/Staff Relationships) and 10 (Facilities – limited list), and possibly including #3 Master Plan for Columbia Community – including New Town Center. Mr. Stack requested input from the Board Members on the various topics.

Action: Mr. Klein moved to include the following topics in the CA Board Work Plan/Strategic Initiatives for FY 2020 1. Implications of the lien cases; 2. Village/CA/Staff Relationships); 3 Facilities; and 4. Master Plan for Columbia Community – including New Town Center. Ms. Dubois seconded the motion, which passed unanimously.

(c) Board Discussion –

1. Five-Year capital improvement. Dennis Mattey gave a presentation of the Five-Year Capital Improvement Plan and provided a PowerPoint presentation.

2. Ten Year Financial Plan. Susan Krabbe and Lynn Schwartz presented the Ten-Year Financial Projections for Columbia Association. Ms. Krabbe reviewed the ten-year projection and answered questions from the Board members.

3. Neighborhood Centers – Presentation only. Dennis Mattey gave a presentation on the 14 neighborhood centers, including usage data, actual income and expense numbers, estimated construction costs for steady state operations, estimated construction cost for renovations necessary to comply with current ADA and life safety codes as well as the estimated remaining useful building life.

The Board agreed it would like additional data from each village. Board members are asked to send Janet Evans a list of the information each member would like to have. Ms. Evans will consolidate the list, which each Board member to their respective village. Board members should inform their village why the information is needed. It was requested that the information be obtained by August 10, 2019.

7. Chairman’s Remarks: No additional comments.

8. President’s Report: No additional comments

9. Tracking Forms

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

10. Proposed New Topics - None

11. Talking Points: The talking points were ready by Recording Secretary Alison Mathieson

12. Adjournment: The meeting was adjourned at 10:45 p.m.

Respectfully submitted,

Alison Mathieson
Recording Secretary