

**Minutes of the  
BOARD OF DIRECTORS MEETING  
Held January 23, 2020**

Approved February 27, 2020

A meeting of Columbia Association's Board of Directors was held on Thursday, January 23, 2020 at Columbia Association (CA) headquarters. Present were Chairman Andrew Stack, Vice Chair Virginia Thomas, and members Dick Boulton, Renee DuBois, Lin Eagan, Janet Evans, Rafia Siddiqui, and Shari Zaret. Alan Klein attended via telephone. Also in attendance were Vice President/CFO Susan Krabbe and General Counsel Sheri Fanaroff. Absent was President/CEO Milton W. Matthews.

**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**

CA's **Board of Directors** held a closed meeting on January 13, 2020 at Columbia Association (CA) headquarters. Present were Chairman Andrew Stack, and members Dick Boulton, Renee DuBois, Lin Eagan, Janet Evans, Alan Klein, President/CEO Milton W. Matthews, Nancy McCord, Rafia Siddiqui, and Shari Zaret. Also in attendance were Vice President/CFO Susan Krabbe, and General Counsel Sheri Fanaroff. Absent was Vice Chair Virginia Thomas. The vote to close the meeting was 10-0-0.

The closed meeting was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property §11B-111(4)(iii), Consultation with legal counsel on legal matters and (vi), Consideration of the terms or conditions of a business transaction in the negotiation state if the disclosure could adversely affect the economic interests of the homeowners association. The meeting was closed from 7:05 p.m. until 9:29 p.m. for an update on legal issue.

The **Architectural Review Committee** held a closed meeting on January 13, 2020. Members present were Deb Bach, Ed Gordon, Carl McKinney, Anne McKissick, and Sheri Fanaroff. Others present were Karina Caico, Laura Parrish, Susan Sloan, and Devora Wilkinson. The vote to close the meeting was 5-0-0.

The closed meeting was authorized under the Maryland Homeowners Association 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 purpose was to discuss new and ongoing covenant cases. The meeting was closed from 1:03 p.m. until 2:10 p.m.

**3. Approval of Agenda**

**Action:** Ms. Thomas moved to approve the agenda. Ms. DuBois seconded the motion.

Mr. Stack called for a vote to approve the agenda. The agenda was approved unanimously.

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

**5. Resident Speakout:**

- Lisa Scata – Longfellow Nursery School, Hickory Ridge, Neighborhood centers
- Irene Jallo – Kiddie Mundo, Locust Park, Neighborhood centers
- Mae A. Beale, Owen Brown, Neighborhood centers
- Gennie Wessel, Wilde Lake, Neighborhood centers

- Pat Hersey, Oakland Mills, Plastics usage/portable water station
- Alisa Niefeld, Oakland Mills, Earth Day Events
- Paul J. Baicich, Owen Brown, Budget/Climate-friendly activities
- Joel Hurewitz, Harper’s Choice, Legislation/Environmental policy-strategic plans/HOAs/neighborhood centers
- Maria Coma, Owen Brown, Neighborhood centers

## 6. Consent Agenda

- Approval of Minutes – December 12, 2019 Board Meeting - Approved by consent
- Approval of Sewell’s Orchard Pond Retrofit Temporary Construction Easement - Approved by consent

## 7. Board Votes

- Approval of Eden Brook having two temporary and one permanent Construction Easements.  
**Action:** Ms. Evans moved to approve the two temporary and one permanent Eden Brook Construction Easements. Ms. Thomas seconded the motion, which passed unanimously.
- Discussion of CA Policy on Community Grants  
Michelle Miller will return February 27, 2020 with suggested revisions
- Invitees designated for April Stakeholders Dinner Discussion and Vote  
**Action:** Mr. Boulton moved that the April Stakeholders Dinner invitees include the chair, or a designate, plus one other person from each CA advisory committee. Ms. Thomas seconded the motion, which passed unanimously.

## 8. Board Discussion

- Neighborhood Centers – discussion only
- Applicable State Legislation Discussion
  - Based on written report by General Counsel Sheri Fanaroff
    - Approval of letter of concern to be written to confirm that in-lieu funding is not being used on site  
**Action:** Mr. Boulton moved to have a letter written to the delegation to express concern about **Howard County Local Bill Ho. Co. 11-20 – Howard County – Moderate Income Unit Requirements – Prohibition Against Fee-in-Lieu** that in-lieu funding is not being used on site. Ms. McCord seconded the motion, which was approved unanimously.
    - Approval of letter of concern about campaign contributions unfairly influencing the planning and development process  
**Action:** Mr. Boulton moved to have a letter written to the delegation to express concern about **Howard County Local Bill Ho. Co. 15-20 – Limit on Developer Contributions** that developer campaign contributions unfairly influence the planning and development process. Ms. McCord seconded the motion, which was approved unanimously.
    - Approval of bond initiative for the Butterfly Building Design  
**Action:** Ms. Eagan moved to support **Ho. Co. 28-20 – Butterfly Building Design Bond Initiative**. Ms. Thomas seconded the motion, which was approved with a vote 8-1-1.  
For: Mr. Stack and Mmes. DuBois, Eagan, Evans, McCord, Siddiqui, Thomas, and Zaret  
Abstain: Mr. Boulton  
Against: Mr. Klein
- Inner Arbor Trust (IAT) Working Group
  - Approved participation in the IAT Working Group  
**Action:** Ms. DuBois moved for the Board to participate in the IAT Working Group. Ms. Thomas seconded the motion, which was approved unanimously.

**Action:** Ms. Thomas moved that Mr. Boulton serve as representative to the IAT Working Group, with Ms. Zaret as alternative representative. Ms. DuBois seconded the motion, which was approved unanimously.

**9. Chairman's Remarks**

Mr. Stack provided a written report.

**10. Reports/Presentations**

- (a) Report from the President  
Mr. Matthews provided a report in writing.
- (b) Report from the CA Representatives to the Inner Arbor Trust Board of Directors  
Ms. Eagan provided a report in writing.
- (c) Financial Reports - none
- (d) Discussion of the Most Recent Development Tracker  
Ms. Russell provided a report in writing.
  - Pre-submission Community Meetings
    - Dorsey Overlook: Pre-submission Community Meeting, 2/10/2020, 6 pm, Linden Hall - 82 unit apartment on 4.3 acres at corner of MD 108 and Columbia Road.
    - Talbott Springs Elementary School: Pre-submission Community Meeting, 2/5/2020, 6 pm, TS Elementary School - Construction of new school adjacent to existing building; to be demolished.
  - Zoning Board
    - (ZB-1119M) Hickory Ridge Village Center 1/29/2020 & 2/5/2020, 6:30 pm
    - (ZB 1120M) Enterprise Homes, Inc.2/12/2020, 6:30 pm - Amend PDP to redevelop and retain 300 affordable units & 300 market rate units.
    - (ZB 1118M) Erickson at Limestone Valley 3/4/2020, 6:30 pm
- (e) Capital Projects and Open Space Updates  
Mr. Matthey provided a report in writing.

**11. Tracking Forms**

- (a) Board Requests – No comments were received.
- (b) Resident Requests – No comments were received.

**12. Possible New Topics**

None were suggested.

**11. Talking Points** – Ms. Butler recited the talking points.

**12. Adjournment** – The meeting was adjourned at 10:21 p.m.

Respectfully submitted,

Bonnie F. Butler  
Recording Secretary