

1 **Draft Minutes of the**
2 **BOARD OF DIRECTORS MEETING**
3 **Held January 23, 2020**
4

5 To be Approved February 27, 2020
6

7 A meeting of Columbia Association’s Board of Directors was held on Thursday, January 23, 2020 at Columbia
8 Association (CA) headquarters. Present were Chairman Andrew Stack, Vice Chair Virginia Thomas, and members
9 Dick Boulton, Renee DuBois, Lin Eagan, Janet Evans, Rafia Siddiqui, and Shari Zaret. Alan Klein attended via
10 telephone. Also in attendance were Vice President/CFO Susan Krabbe and General Counsel Sheri Fanaroff. Absent
11 was President/CEO Milton W. Matthews.
12

13 **1. Call to Order:** The Board of Directors Meeting was called to order at 7:02 p.m. by Chairman Andrew Stack.
14 Mr. Stack announced the directors in attendance and reminded attendees that the meeting was being live-
15 streamed and recorded.
16

17 **2. Announcement of Closed/Special Meetings Held/To Be Held**

18 CA’s **Board of Directors** held a closed meeting on January 13, 2020 at Columbia Association (CA)
19 headquarters. Present were Chairman Andrew Stack, and members Dick Boulton, Renee DuBois, Lin Eagan,
20 Janet Evans, Alan Klein, President/CEO Milton W. Matthews, Nancy McCord, Rafia Siddiqui, and Shari Zaret.
21 Also in attendance were Vice President/CFO Susan Krabbe, and General Counsel Sheri Fanaroff. Absent was
22 Vice Chair Virginia Thomas. The vote to close the meeting was 10-0-0.
23

24 The closed meeting was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property
25 §11B-111(4)(iii), Consultation with legal counsel on legal matters and (vi), Consideration of the terms or
26 conditions of a business transaction in the negotiation state if the disclosure could adversely affect the economic
27 interests of the homeowners association. The meeting was closed from 7:05 p.m. until 9:29 p.m. for an update on
28 legal issue.
29

30 The **Architectural Review Committee** held a closed meeting on January 13, 2020. Members present were Deb
31 Bach, Ed Gordon, Carl McKinney, Anne McKissick, and Sheri Fanaroff. Others present were Karina Caico,
32 Laura Parrish, Susan Sloan, and Devora Wilkinson. The vote to close the meeting was 5-0-0.
33

34 The closed meeting was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property
35 §11B-111(4)(iv), Consultation with staff personnel, consultants, attorneys, board members or other persons in
36 connection with pending or potential litigation or other legal matters. The purpose was to discuss new and
37 ongoing covenant cases. The meeting was closed from 1:03 p.m. until 2:10 p.m.
38

39 **3. Approval of Agenda**

40 **Action:** Ms. Thomas moved to approve the agenda. Ms. DuBois seconded the motion.
41

42 Mr. Stack called for a vote to approve the agenda. The agenda was approved unanimously.
43

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

45 **5. Resident Speakout:**

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

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

56 **6. Consent Agenda**

- 57 a) Approval of Minutes – December 12, 2019 Board Meeting - Approved by consent
58 b) Approval of Sewell’s Orchard Pond Retrofit Temporary Construction Easement - Approved by consent
59

60 **7. Board Votes**

- 61 a) Approval of Eden Brook having two temporary and one permanent Construction Easements.
62 **Action:** Ms. Evans moved to approve the two temporary and one permanent Eden Brook Construction
63 Easements. Ms. Thomas seconded the motion, which passed unanimously.
64 b) Discussion of CA Policy on Community Grants
65 Michelle Miller will return February 27, 2020 with suggested revisions
66 c) Invitees designated for April Stakeholders Dinner Discussion and Vote
67 **Action:** Mr. Boulton moved that the April Stakeholders Dinner invitees include the chair, or a designate, plus
68 one other person from each CA advisory committee. Ms. Thomas seconded the motion, which passed
69 unanimously.
70

71 **8. Board Discussion**

- 72 a) Neighborhood Centers – discussion only
73 b) Applicable State Legislation Discussion
74 • Based on written report by General Counsel Sheri Fanaroff
75 ○ Approval of letter of concern to be written to confirm that in-lieu funding is not being used on
76 site
77 **Action:** Mr. Boulton moved to have a letter written to the delegation to express concern about
78 **Howard County Local Bill Ho. Co. 11-20 – Howard County – Moderate Income Unit**
79 **Requirements – Prohibition Against Fee-in-Lieu** that in-lieu funding is not being used on
80 site. Ms. McCord seconded the motion, which was approved unanimously.
81
82 ○ Approval of letter of concern about campaign contributions unfairly influencing the planning
83 and development process
84 **Action:** Mr. Boulton moved to have a letter written to the delegation to express concern about
85 **Howard County Local Bill Ho. Co. 15-20 – Limit on Developer Contributions** that
86 developer campaign contributions unfairly influence the planning and development process.
87 Ms. McCord seconded the motion, which was approved unanimously.
88
89 ○ Approval of bond initiative for the Butterfly Building Design
90 **Action:** Ms. Eagan moved to support **Ho. Co. 28-20 – Butterfly Building Design Bond**
91 Initiative. Ms. Thomas seconded the motion, which was approved with a vote 8-1-1.
92 For: Mr. Stack and Mmes. DuBois, Eagan, Evans, McCord, Siddiqui, Thomas, and Zaret
93 Abstain: Mr. Boulton
94 Against: Mr. Klein
95
96 c) Inner Arbor Trust (IAT) Working Group
97 • Approved participation in the IAT Working Group
98 **Action:** Ms. DuBois moved for the Board to participate in the IAT Working Group. Ms. Thomas
99 seconded the motion, which was approved unanimously.

100 **Action:** Ms. Thomas moved that Mr. Boulton serve as representative to the IAT Working Group, with
101 Ms. Zaret as alternative representative. Ms. DuBois seconded the motion, which was approved
102 unanimously.
103

104 **9. Chairman's Remarks**

105 Mr. Stack provided a written report.
106

107 **10. Reports/Presentations**

- 108 (a) Report from the President
109 Mr. Matthews provided a report in writing.
- 110 (b) Report from the CA Representatives to the Inner Arbor Trust Board of Directors
111 Ms. Eagan provided a report in writing.
- 112 (c) Financial Reports - none
- 113 (d) Discussion of the Most Recent Development Tracker
114 Ms. Russell provided a report in writing.
- 115 • Pre-submission Community Meetings
 - 116 ○ Dorsey Overlook: Pre-submission Community Meeting, 2/10/2020, 6 pm, Linden Hall - 82 unit
117 apartment on 4.3 acres at corner of MD 108 and Columbia Road.
 - 118 ○ Talbott Springs Elementary School: Pre-submission Community Meeting, 2/5/2020, 6 pm, TS
119 Elementary School - Construction of new school adjacent to existing building; to be demolished.
 - 120 • Zoning Board
 - 121 ○ (ZB-1119M) Hickory Ridge Village Center 1/29/2020 & 2/5/2020, 6:30 pm
 - 122 ○ (ZB 1120M) Enterprise Homes, Inc.2/12/2020, 6:30 pm - Amend PDP to redevelop and retain 300
123 affordable units & 300 market rate units.
 - 124 ○ (ZB 1118M) Erickson at Limestone Valley 3/4/2020, 6:30 pm
- 125 (e) Capital Projects and Open Space Updates
126 Mr. Matthey provided a report in writing.
127

128 **11. Tracking Forms**

- 129 (a) Board Requests – No comments were received.
130 (b) Resident Requests – No comments were received.
131

132 **12. Possible New Topics**

133 None were suggested.
134

135 **11. Talking Points** – Ms. Butler recited the talking points.
136

137 **12. Adjournment** – The meeting was adjourned at 10:21 p.m.
138
139

140 Respectfully submitted,

141 Bonnie F. Butler

142 Recording Secretary
143