

**Minutes of the  
BOARD OF DIRECTORS MEETING  
Held October 22, 2020**

Approved November 12, 2020

A virtual meeting of Columbia Association's Board of Directors was held on Thursday, October 22. Present were Chairman Andrew Stack; Vice Chair Virginia Thomas; and members Dick Boulton, Renee DuBois, Jessamine Duvall, Lin Eagan, Alan Klein, Milton W. Matthews, Nancy McCord, and Shari Zaret. Also present were CA Vice President/CFO Susan Krabbe; Director of Finance/Treasurer Lynn Schwartz; Director, Office of Planning and Community Affairs Kristin Russell; and Senior Community Planner Jessica Bellah. Board member Janet Evans was not present.

**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**

The **Risk Management Committee** held a closed virtual meeting on September 24, 2020. Members present were Susan Krabbe, Milton W. Matthews, Nancy McCord, and Lin Eagan, with Ms. Eagan arriving about 6:42 p.m. The vote to close the meeting was 3-0-0.

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 meeting was closed from 6:36 p.m. until 6:51 p.m. to review the general liability self-insurance program and specific claims.

CA's **Board of Directors** held a closed virtual work session on October 5, 2020. Members present were Chairman Andrew Stack; Vice Chair Virginia Thomas; Dick Boulton, Renee DuBois, Jessamine Duvall, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, and Shari Zaret. 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)(i), Discussion of matters pertaining to employees. The meeting was closed from 8:04 p.m. until 9:14 p.m. for a presidential search discussion.

The **Architectural Resource Committee** held a closed virtual meeting on October 12, 2020. Members present were Deb Bach, Sheri Fanaroff, Ed Gordon, Carl McKinney, and Anne McKissick. 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 meeting was closed from 1:06 p.m. until 2:40 p.m. for the purpose of discussing new and ongoing covenant cases.

**3. Approval of Agenda**

**Action:** Prior to the vote, Ms. Thomas asked that approval of the minutes of the September 24, 2020 BOD meeting be moved to Item 6, Board Votes, as a correction needed to be made. Ms. McCord moved to approve the amended agenda. Ms. Thomas seconded the motion, which passed unanimously.

#### **4. Resident Speakout**

Gunther Gottfeld spoke about CA's outdoor pools being closed during the summer of 2020.

Alex Hekimian spoke about the proposed closed work session following the adjournment of the open meeting.

#### **5. Consent Agenda:** none

#### **6. Board Votes**

1. Correction to Minutes from September 24, 2020 Board of Directors meeting

Ms. Thomas requested that Page 2, Lines 101-102 reflect her vote against the motion. Ms. Zaret requested that Page 2, Lines 101-102 reflect her vote for the motion.

**Action:** Ms. McCord moved to approve the corrected minutes of the September 24, 2020 Board meeting.

Ms. Thomas seconded the motion, which was approved unanimously.

#### **7. Board Discussion**

- (a) Status Report on the Fiscal Year 2021 Operating Budget

The Board discussed the written report. Staff responded to questions.

- (b) Pre-filed State Legislation – none

- (c) Howard County Housing Opportunities Task Force

The Howard County Housing Opportunities Task Force was created to assess the current state of housing in Howard County, and to assist in the preparation of the Housing Opportunities Master Plan. Ms. Russell called the Board's attention to Howard County's three overarching housing challenges: (i) supply not keeping up with demand; (ii) lack of affordable housing; and (iii) new development being less diverse than the housing inventory overall. The Howard County Housing Opportunities Task Force will focus on four main topics: (i) senior housing; (ii) new development and redevelopment; (iii) affordable housing; and (iv) would housing be county-wide or only in the water and sewer areas. Ms. Russell will send a list of questions to the Board to gauge their feelings and concerns on the four topics. Responses are due by Tuesday, October 27. The Housing Opportunities Task Force is holding a community meeting on November 2.

#### **8. Chairman's Remarks**

- (a) Mr. Stack submitted a written report. He also noted he attended the opening of Bailey Park at the Columbia Lakefront.

#### **9. Reports/Presentations**

- (a) President's Report

Mr. Matthews submitted a written report.

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

Ms. Eagan provided a report in writing.

- (c) Financial Reports and Updates - none

#### **10. Tracking Forms**

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

#### **11. Proposed New Topics**

Ms. Thomas expressed a concern that CA did not receive any funds from the CARES Act and suggested setting up other entities that might be eligible to receive this federal money.

#### **12. Talking Points** – Ms. Butler recited the talking points.

**13. Discussion of scheduled closed Work Session to follow meeting**

**Action:** Mr. Stack called for a vote on the request to hold a closed work session following the adjournment of the open meeting. The Board voted against the request by 4-5-0.

For: Mr. Stack, and Mmes. Duvall, Eagan, and McCord.

Against: Messrs. Boulton and Klein, and Mmes. DuBois, Thomas, and Zaret.

Abstain: None

**Adjournment** – The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Bonnie Butler  
Recording Secretary