

**Minutes of the  
BOARD OF DIRECTORS MEETING  
Held February 25, 2021**

Approved March 25, 2021

A virtual meeting of Columbia Association's Board of Directors was held on Thursday, February 25, 2021. Present were Chairman Andrew Stack, Vice Chair Virginia Thomas, and members Dick Boulton, Renee DuBois, Jessamine Duvall, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, 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 took roll call of 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 **Board of Directors** held a closed virtual work session on February 4, 2021. Members present were Chairman Andrew Stack, Vice Chair Virginia Thomas, Dick Boulton, Renee DuBois, Jessamine Duvall, Lin Eagan, Janet Evans, Alan Klein, Nancy McCord, and Shari Zaret. The vote to close the work session was 9-1-0.

For: Messrs. Boulton, Klein, and Stack; and Mmes. Duvall, Eagan, Evans, McCord, Thomas, and Zaret  
Against: Ms. DuBois  
Abstain: None

The closed work session was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property §11B-111(4)(i), Discussion of matters pertaining to employees and personnel. The work session was closed from 7:05 p.m. until 9:05 p.m. to discuss the presidential search.

The **Architectural Resource Committee** held a closed virtual meeting on February 8, 2021. Members present were Deb Bach, Sheri Fanaroff, Ed Gordon, Anne McKissick, 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 meeting was closed from 1:05 p.m. until 2:14 p.m. to discuss new and ongoing covenant cases.

CA's **Board of Directors** held a closed virtual meeting on February 17, 2021. Members present were Chairman Andrew Stack, Vice Chair Virginia Thomas, Dick Boulton, Renee DuBois, Jessamine Duvall, Lin Eagan, Janet Evans, Alan Klein, Nancy McCord, and Shari Zaret. The vote to close the meeting was 9-1-0.

For: Messrs. Boulton, Klein, and Stack; and Mmes. Duvall, Eagan, Evans, McCord, Thomas, and Zaret  
Against: Ms. DuBois  
Abstain: None

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 and personnel. The meeting was closed from 7:04 p.m. until 9:2 p.m. to discuss the presidential search.

**3. Approval of Agenda**

Prior to calling for a motion to approve the agenda, Ms. Zaret requested that an item entitled "Proposed Budget Amendment" be added to Item 6, Board Votes, prior to item 6(a), "Proposed FY 2022 Draft Capital Budget." Mr.

Stack asked if the Board members had any objection to Ms. Zaret's request. Hearing none, the item was added. Mr. Stack then requested that item 5(d), Guardrail Easement Request, be removed from the agenda. Mr. Stack noted that CA staff had requested additional time to conduct more research on the proposed easement.

**Action:** Ms. Duvall moved to approve the amended agenda. Ms. Thomas seconded the motion. Mr. Stack asked if there were any objections. Hearing none, the amended agenda was approved unanimously.

#### 4. Resident Speakout

- 1) Dipper Wettstein spoke about outdoor pools.
- 2) Michele Mercer spoke about outdoor pools.
- 3) Frank Vance spoke about outdoor pools.

#### 5. Consent Agenda

The following items were approved by consent:

- (a) Draft Minutes – December 10, 2020 Board Meeting
- (b) Appointment of the Owen Brown Village Community Association Representative to the Watershed Advisory Committee
- (c) Appointment of Representatives to the Climate Change and Sustainability Advisory Committee

#### 6. Board Votes

- (a) Proposed Budget Amendment submitted by Virginia Thomas

Ms. Thomas proposed adopting a resolution addressing the proposed plan to open 15 outdoor pools in summer 2021. The resolution stated this does not mean that Columbia Association intends to closed the other eight pools permanently. CA's Board of Directors and staff will continue to monitor the situation; and CA's Board will authorize CA staff to open additional outdoor pools if staff provides information to CA's Board indicating significant positive developments in CA's finances, in state and county regulations; and an increase in lifeguards. Adoption of the resolution was seconded by Ms. Zaret.

Discussion focused on whether the resolution was actually an amendment to the budget or whether it was more of philosophical statement or guidance document responding to CA's current fiscal situation. Board members also discussed how the resolution should be disseminated. Suggestions included issuing it as a press release, adding it to the transmittal letter for the FY 2022 budget materials, including it in the Sport and Fitness Overview on page 22 of the budget materials, or asking the Communications and Marketing Department to include it in communications to the public regarding the budget.

**Action:** Mr. Stack called for a vote on the proposal to adopt Ms. Thomas' resolution and make it available to the public. The resolution was adopted by a vote of 8-2-0.

For: Messrs. Klein and Stack; and Mmes. DuBois, Eagan, Evans, McCord, Thomas, and Zaret  
Against: Mr. Boulton and Ms. Duvall  
Abstain: None

- (b) Proposed FY 2022 Draft Capital Budget

**Action:** Ms. Eagan moved to approve the proposed FY 2022 draft capital budget, seconded by Mr. Boulton.

Ms. Zaret offered an amendment to remove the line item for Sport and Fitness Equipment and Facility Upgrades for \$400K in category II. Ms. DuBois seconded the amendment. After discussion, Ms. Zaret withdrew the amendment.

Mr. Stack called for a vote on Ms. Eagan's motion to approve the proposed FY 2022 draft capital budget. The proposed FY 2022 draft capital budget was approved unanimously.

(c) Proposed FY 2022 Draft Operating Budget

**Action:** Ms. Duvall made a motion to approve the proposed FY 2022 draft operating budget, with the inclusion of the two recommendations from staff – i.e., opening Running Brook Pool and keeping Faulkner Ridge Pool closed for the summer of 2021; and eliminating the budgeted monthly fee for Youth and Teen Center participation. Ms. Eagan seconded the motion, which passed by a vote of 7-3-0.

For: Messrs. Boulton, Klein, and Stack; and Mmes. Duvall, Eagan, Evans, and Thomas

Against: Mmes. DuBois, McCord, and Zaret

Abstain: None

**7. Board Discussion**

(a) Applicable State Legislation

Mr. Boulton inquired about Columbia Association taking a position on some proposed legislation such as SB 686/HB 1023 – Real Property – Condominiums, Homeowners Associations, and Cooperative Housing Corporations – Virtual Meetings.

(b) Howard County General Plan Update

No questions were asked.

**8. Chairman’s Remarks**

(a) Mr. Stack submitted a written report. No questions were asked.

(b) Update on the President/CEO Search

Ms. McMellon-Ajayi reported that the process is proceeding according to schedule. Five semi-finalists will be interviewed by the Board of Directors and CA’s senior leadership team the week of March 8. The Board anticipates selecting and announcing the new President/CEO by March 31.

**9. Reports/Presentations**

(a) President’s Report

Mr. Matthews submitted a written report. In response to a question, Columbia Association intends to stop selling tickets to Ravens’ games. Therefore, it is selling its Personal Seat Licenses (PSL’s) since they are no longer needed as a pre-requisite for selling Ravens’ tickets.

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

A written report was submitted. No questions were asked.

**10. Tracking Forms**

(a) Board Requests – No new topics were added.

(b) Resident Requests – No new topics were added.

**11. Proposed New Topics**

Ms. BuDois asked that “Creation of a Finance Committee” be added to the Agenda Topics Log.

**12. Talking Points** - The talking points were recited by the recording secretary.

**13. Adjournment** – The meeting was adjourned at 9:39 p.m.

Respectfully submitted,

Janet F. Loughran  
Recording Secretary