

**Minutes of the  
BOARD OF DIRECTORS MEETING  
Held September 23, 2021**

Approved October 28, 2021

A hybrid virtual and in person meeting of Columbia Association's Board of Directors was held on Thursday, September 23, 2021. Present were Chairperson Janet Evans, Vice Chair Virginia Thomas, and members Dick Boulton, CA President/CEO Lakey Boyd, Jessamine Duvall, Lin Eagan (arrived late), Christine (Tina) Horn, Andrew Stack, and Shari Zaret. Also in attendance was CA Vice President/CFO Susan Krabbe.

- 1. Call to Order:** The Board of Directors Meeting was called to order at 7:02 p.m. by Chairperson Janet Evans.
- (a) The meeting was being held in a hybrid format, both virtually and in person at the CA Headquarters.
  - (b) Ms. Evans took roll of the directors in attendance.
  - (c) All attendees and listeners/viewers were reminded that the meeting was being live-streamed and being recorded with links available on the CA website.
  - (d) The Timekeeper was Ms. Horn.

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

CA's **Board of Directors** held a closed virtual meeting on July 22, 2021. Members present were Chairperson Janet Evans, Vice Chair Virginia Thomas, Dick Boulton, Lakey Boyd, Renee DuBois, Jessamine Duvall, Lin Eagan, Tina Horn, Andrew Stack, and Shari Zaret. The vote to close the meeting was 9-0-0.

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 and personnel. The meeting was closed from 10:04 p.m. until 10:13 p.m. for a discussion of personnel severance issue.

CA's **Board of Directors** held a closed virtual meeting on July 29, 2021. Members present were Chairperson Janet Evans, Vice Chair Virginia Thomas, Dick Boulton, Lakey Boyd, Renee DuBois, Jessamine Duvall, Lin Eagan, Tina Horn, Alan Klein, Andrew Stack, 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 and personnel, and (iv), Consultation with staff personnel, consultant, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 9:23 p.m. until 10:36 p.m. for a discussion of ethics violation with a vote on recommendation and Symphony of Lights Appeal.

CA's **Board of Directors** held a closed virtual meeting on August 19, 2021. Members present were Chairperson Janet Evans, Vice Chair Virginia Thomas, Dick Boulton, Lakey Boyd, Renee DuBois, Lin Eagan, Tina Horn, Andrew Stack, and Shari Zaret. The vote to close the meeting was 8-0-0.

The closed meeting was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property §11B-111(4)(iv), Consultation with staff personnel, consultant, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 7:04 p.m. until 8:29 p.m. for a discussion of Symphony Woods and Symphony of Lights.

CA's **Board of Directors** held a closed virtual meeting on August 26, 2021. Members present were Chairperson Janet Evans, Vice Chair Virginia Thomas, Dick Boulton, Lakey Boyd, Renee DuBois, Jessamine Duvall, Lin Eagan, Tina Horn, Andrew Stack, and Shari Zaret. The vote to close the meeting was 9-0-0.

The closed meeting was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property §11B-111(4)(iv), Consultation with staff personnel, consultant, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters. meeting was closed from 9:23 p.m. until 10:36 p.m. for a discussion of ethics violation with a vote on recommendation and Symphony of Lights Appeal.

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The closed meeting was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property §11B-111(4)(iv), Consultation with staff personnel, consultant, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 7:01 p.m. until 8:26 p.m. for an update on Symphony of Lights negotiations.

The **Architectural Resource Committee** held a closed virtual meeting on September 13, 2021. Members present were Deb Bach, Ed Gordon, Susan Sloan, and Devora Wilkinson. The vote to close the meeting was 4-0-0.

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 1:03 p.m. until 2:03 p.m. to discuss new and ongoing covenant cases.

CA's **Board of Directors** held a closed virtual meeting on September 14, 2021. Members present were Chairperson Janet Evans, Vice Chair Virginia Thomas, Dick Boulton, Lakey Boyd, Lin Eagan, Tina Horn, Andrew Stack, and Shari Zaret. The vote to close the meeting was 7-0-0.

The closed meeting was authorized under the Maryland Homeowners Association Act, Md. Code, Real Property §11B-111(4)(iv), Consultation with staff personnel, consultant, attorneys, board members, or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 6:00 p.m. until 7:16 p.m. for an update on Symphony of Lights.

Note: These meetings are listed here in chronological order, although they were presented at the meeting in reverse chronological order.

### 3. Approval of Agenda

**Action:** Ms. Thomas moved to approve the agenda. Ms. Horn seconded the motion, which was approved by a vote of 7-0-0.

For: Messrs. Boulton and Stack, and Mmes. Duvall, Evans, Horn, Thomas, and Zaret

Against: None

Abstain: None

### 4. Verbal Resident Speakout

(a) Eric Greenberg – Newly appointed Columbia Council Representative from River Hill introduced himself

(b) Nina Basu – President, Inner Arbor Trust - Referenced the Inner Arbor Trust report and referred to future NE stream area clean up.

### 5. Consent Agenda

(a) Approval of Minutes – July 22, 2021 Board Meeting - Approved by consent

(b) FY 2022 Charges for Advisory Committees – Approved by consent

- (c) Correction of Emergency Cash Reserve Policy from Two-Thirds to Simple-Majority Vote – Approved by consent

## 6. Board Votes

- (a) Easement Request – Long Reach Village Center Signage  
**Action:** Mr. Stack moved to approve Easement Request – Long Reach Village Center Signage. Ms. Thomas seconded the motion, which passed by a vote of 7-0-0.

For: Messrs. Boulton and Stack, and Mmes. Duvall, Evans, McCord, Thomas, and Zaret  
Against: None  
Abstain: None

- (b) Easement Request – Farris Subdivision  
**Action:** Mr. Stack moved to approve Easement Request – Farris Subdivision. Ms. Thomas seconded the motion; discussion began.

In response to a question regarding the property owner’s involvement, Mr. Mattey replied that approval by the owner is required or the action will not happen.

Mr. Boulton moved to change “considered” in the first line. It was agreed by consensus that this language appeared in the previous Easement Request, and is appropriate for this type of document. Mr. Boulton withdrew his motion.

The motion made by Mr. Stack passed by a vote of 7-0-0.

For: Messrs. Boulton and Stack, and Mmes. Duvall, Evans, Horn, Thomas, and Zaret  
Against: None  
Abstain: None

## 7. Board Discussion

- (a) Howard County General Plan – Comparison and Contrast with CA Board Position  
Ms. Bellah presented information about the Howard County General Plan via a written report, a PowerPoint presentation, and discussion. She noted that the draft from the Draft Plan Workshop Series was organized under five key topic areas: 1) Maintaining the Character of the Rural West; 2) Renewed Emphasis on Activity Centers; 3) New and Different Housing Options; 4) The Environment; and 5) Growth Management Considerations. She stated that these align with Board positions, although further evaluation of the plan, upon its release, will be needed for housing strategies in the rural west.

Note: Sound virtually was out for approximately one minute at 7:23 p.m.

## 8. Reports/Presentations

- (a) FY 2022 First Quarter Financial Report  
Ms. Krabbe called the Board’s attention to the supporting document for this topic. The information was discussed by the Audit Committee at its September 20, 2021 meeting.
- (b) FY 2022 First Quarter Financial Statements  
Ms. Krabbe called the Board’s attention to the supporting document for this topic.
- (c) Dashboard  
Ms. Krabbe provided a written report, which was discussed by Dan Burns.

## 9. Questions Only

- (a) Chair's Remarks - Ms. Evans noted that Long Reach is celebrating its 50<sup>th</sup> birthday. A community birthday party will be held on October 15-16.
- (b) President's Report - Ms. Boyd provided a written report.  
Discussion included Before and After School Care costs and the success of School Age Services (SAS), bringing SAS to villages and commercial areas, the Archives exhibit at Columbia Mall, and good water quality at Wilde Lake.
- (c) Report from the CA Representatives to the Inner Arbor Trust Board of Directors – A written report was provided.
- (d) Pre-Filed State Legislation – There is no pre-filed legislation.
- (e) Board Priority Review – No changes
- (f) Tracking Forms –
  - (i) Board Requests – No changes
  - (ii) Resident Requests – No changes

## 10. Proposed New Topics

Ms. Horn suggested a BOD group tour of “Undesign the Red Line,” a Howard County Library exhibit beginning at the end of September. Ms. Boyd suggested visiting together in early 2022.

## 11. Adjournment

**Action:** Motion to adjourn was made by Ms. Thomas and seconded by Ms. Eagan. The motion was passed by a vote of 8-0-0.

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

The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

Bonnie Butler  
Recording Secretary