

**Minutes of the
BOARD OF DIRECTORS MEETING
Held November 11, 2021**

Approved December 9, 2021

A hybrid (virtual and in-person) meeting of Columbia Association's Board of Directors was held on Thursday, November 11, 2021. Present were Chair Janet Evans, Vice Chair Virginia Thomas, and members Dick Boulton, CA President/CEO Lakey Boyd, Jessamine Duvall, Lin Eagan, Eric Greenberg, Christine (Tina) Horn, Ashley Vaughan, and Shari Zaret. Board member Andrew Stack did not attend the meeting. Other participants included CA Senior Vice President Susan Krabbe, Vice President of Community Programs and Services Dan Burns, Treasurer Lynn Schwartz, and Director of Sustainability Jeremy Scharfenberg.

- 1. Call to Order:** The Board of Directors Meeting was called to order at 7:00 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 October 29, 2021. Members present were Chairperson Janet Evans, Vice Chair Virginia Thomas, Lakey Boyd, Jessamine Duvall, Lin Eagan, Eric Greenberg, Tina Horn, Andrew Stack, Ashley Vaughan (was not involved in the vote to close) 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, consultants, attorneys, board members or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 5:01 p.m. until 5:58 p.m. for Symphony of Lights Legal Negotiations.

The **Architectural Resource Committee** held a closed virtual meeting on November 8, 2021. ARC members present were Deb Bach, Susan Sloan and Devora Wilkinson. 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 1:04 p.m. until 2:18 p.m. to discuss new and ongoing covenant cases.

3. Approval of Agenda

Action: Ms. Thomas moved to approve the agenda and Mr. Bolton seconded the motion. Hearing no objections, the agenda was approved.

4. Verbal Resident Speak out

- (a) Eric Kasmaul – Aquatics Committee, spoke in favor of preserving year-round aquatics in the budget
- (b) Matthew Schell – Chair of the parent board of Columbia Aquatics Association (Clippers) and resident of Dorsey Search. Spoke about keeping swimming in budget for the entire year

- (c) Jacob Feldman – Spoke about CA membership packages and opening all of the pools this summer
- (d) Ray Levesque – spoke in support of the Clippers and against increasing the cost of swimming on the Clippers
- (e) Farida Guzda – resident of Town Center - spoke in favor of keeping the Sister Cities and multi-cultural programs in the budget
- (f) Christopher Hefty – fundraising coordinator and co-chair of Hoco Pride – spoke about more funding for the Inner Arbor Trust
- (g) David Carleton (in place of Sofie James) – requested that CA support workers from Merriweather Lake House Hotel
- (h) Nina Basu – spoke in favor of including the Inner Arbor Trust in the FY23 budget

5. Consent Agenda

- (a) Approval of Minutes – October 28, 2021 Board Meeting - Approved by consent
- (b) Approval of Changes to the Audit Committee Charter – Approved by consent

6. Board Votes - None

7. Board Discussion

- (a) Briefing on Project Examining Climate Vulnerability of Columbia – presented by Jeremy Scharfenberg
The board members asked questions about the website status, Columbia’s pathways near the lakes, impact on some of the current tot lots, minimizing stream overflow, and use of nature/structure-based solutions. Mr. Scharfenberg stated that the website is being finalized and not live yet. He stressed the importance and relevance of the Watershed Management Plan and stream restoration efforts in response to most of the questions.

(b) FY 2023 Budget

Chair Evans conducted several thumbs up, thumbs down exercises with the Board during the budget discussion to determine the Board’s direction on several budget issues in order to provide CA staff guidance on budget policies and structure. Numerous questions and time constraints prevented the completion of some of the exercises.

One thumbs up, thumbs down exercise established that a majority of the board opposes raising the annual charge. Some board members wanted to consider raising the annual charge to cover increasing costs and provide more funds for maintenance and repairs.

After several comments and clarifications about what kind of model the budget should follow, the Board indicated, through another thumbs up, thumbs down, exercise, that the budget should reflect an increase in access to all CA programs and services for income qualified, and, in addition, easier access in an equitable way.

Board conversations about the pools included increasing participation and accessibility without increasing costs and operating the pools more efficiently. After Ms. Boyd asked Ms. Evans if the Board reached a consensus on whether the budget should include providing outdoor pool access to all those paying CA assessments, Ms. Evans replied that the Board decided against adding free pool access to all at this time. Ms. Evans recommended Board members send suggestions about improving pool access and efficiency to Mr. Burns.

Several Board members talked about making all of CA run more efficiently and adjusting programs and services to provide for different segments of the population with different needs as well as seeking partnerships in a bigger way to alleviate some of CA's financial burden. Ms. Evans suggested adding funding to the budget for pursuing more partnerships.

Ms. Boyd reported the results of an online budget survey and an online budget community session.

(c) Update on President/CEO Goals and Objectives

Ms. Boyd recognized and acknowledged veterans before her PowerPoint presentation on mid-year progress in achieving her goals and objectives. She also emphasized that her accomplishments were a team effort.

8. Questions Only

(a) Most Recent Development Tracker – Provided in packet (online) – no questions

(b) Community Operations Update – no questions

(c) Pre-Filed Legislation – Provided in packet (online) - no questions

(d) Board Priority Review – no questions

(e) Tracking Forms

(i) Board Requests –

1) CA BOD – Impact of Milk Producers construction on the environment and schools

2) Mr. Boulton – Revisiting ethics policies

3) Ms. Zaret – Send latest 10-year financial plan to board

(ii) Resident Requests – No changes

9. Proposed New Topics - None

10. Chair's Remarks

Chair Evans acknowledged Veteran's Day and thanked all veterans participating and listening. Ms. Evans also thanked everyone for the support that went into budget process and Ms. Boyd for her presentation. Ms. Evans will send out something to see if an extra session to discuss budget items is needed. The Board Operations Committee will meet Nov. 29, 2021 at CA Headquarters at 7 p.m. The next packet for the Board will be posted December 3, 2021 and the next board meeting will be December 9, 2021.

11. Adjournment

Action: Motion to adjourn was moved by Ms. Thomas, seconded by Ms. Horn. Hearing no objections, the meeting was adjourned at 9:42 p.m.

Respectfully submitted,

Wendy Trilling
Recording Secretary