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

To be 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

- 52 (c) Jacob Feldman – Spoke about CA membership packages and opening all of the pools this summer
53
54 (d) Ray Levesque – spoke in support of the Clippers and against increasing the cost of swimming on the
55 Clippers
56
57 (e) Farida Guzda – resident of Town Center - spoke in favor of keeping the Sister Cities and multi-cultural
58 programs in the budget
59
60 (f) Christopher Hefty – fundraising coordinator and co-chair of Hoco Pride – spoke about more funding for the
61 Inner Arbor Trust
62
63 (g) David Carleton (in place of Sofie James) – requested that CA support workers from Merriweather Lake
64 House Hotel
65
66 (h) Nina Basu – spoke in favor of including the Inner Arbor Trust in the FY23 budget
67

68 **5. Consent Agenda**

- 69 (a) Approval of Minutes – October 28, 2021 Board Meeting - Approved by consent
70 (b) Approval of Changes to the Audit Committee Charter – Approved by consent
71

72 **6. Board Votes - None**
73

74 **7. Board Discussion**

- 75 (a) Briefing on Project Examining Climate Vulnerability of Columbia – presented by Jeremy Scharfenberg
76 The board members asked questions about the website status, Columbia’s pathways near the lakes, impact on
77 some of the current tot lots, minimizing stream overflow, and use of nature/structure-based solutions. Mr.
78 Scharfenberg stated that the website is being finalized and not live yet. He stressed the importance and
79 relevance of the Watershed Management Plan and stream restoration efforts in response to most of the
80 questions.
81

82 (b) FY 2023 Budget

83 Chair Evans conducted several thumbs up, thumbs down exercises with the Board during the budget
84 discussion to determine the Board’s direction on several budget issues in order to provide CA staff guidance
85 on budget policies and structure. Numerous questions and time constraints prevented the completion of
86 some of the exercises.
87

88 One thumbs up, thumbs down exercise established that a majority of the board opposes raising the annual
89 charge. Some board members wanted to consider raising the annual charge to cover increasing costs and
90 provide more funds for maintenance and repairs.
91

92 After several comments and clarifications about what kind of model the budget should follow, the Board
93 indicated, through another thumbs up, thumbs down, exercise, that the budget should reflect an increase in
94 access to all CA programs and services for income qualified, and, in addition, easier access in an equitable
95 way.
96

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

103 Several Board members talked about making all of CA run more efficiently and adjusting programs and
104 services to provide for different segments of the population with different needs as well as seeking
105 partnerships in a bigger way to alleviate some of CA's financial burden. Ms. Evans suggested adding
106 funding to the budget for pursuing more partnerships.
107

108 Ms. Boyd reported the results of an online budget survey and an online budget community session.
109

110 (c) Update on President/CEO Goals and Objectives

111 Ms. Boyd recognized and acknowledged veterans before her PowerPoint presentation on mid-year progress
112 in achieving her goals and objectives. She also emphasized that her accomplishments were a team effort.
113

114 **8. Questions Only**

115 (a) Most Recent Development Tracker – Provided in packet (online) – no questions
116

117 (b) Community Operations Update – no questions
118

119 (c) Pre-Filed Legislation – Provided in packet (online) - no questions
120

121 (d) Board Priority Review – no questions
122

123 (e) Tracking Forms

124 (i) Board Requests –

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

126 2) Mr. Boulton – Revisiting ethics policies

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

128 (ii) Resident Requests – No changes
129

130 **9. Proposed New Topics - None**
131

132 **10. Chair's Remarks**

133 Chair Evans acknowledged Veteran's Day and thanked all veterans participating and listening. Ms. Evans also
134 thanked everyone for the support that went into budget process and Ms. Boyd for her presentation. Ms. Evans will
135 send out something to see if an extra session to discuss budget items is needed. The Board Operations Committee
136 will meet Nov. 29, 2021 at CA Headquarters at 7 p.m. The next packet for the Board will be posted
137 December 3, 2021 and the next board meeting will be December 9, 2021.
138

139 **11. Adjournment**

140 **Action:** Motion to adjourn was moved by Ms. Thomas, seconded by Ms. Horn. Hearing no objections, the
141 meeting was adjourned at 9:42 p.m.
142

143 Respectfully submitted,
144

145 Wendy Trilling

146 Recording Secretary
147