

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

**Draft Minutes of the
BOARD OF DIRECTORS MEETING
Held February 24, 2022**

To be approved March 24, 2022

Columbia Association's Board of Directors held a virtual meeting on Thursday, February 24, 2022. Present were Chair Janet Evans, Vice Chair Virginia Thomas, and members Dick Boulton, Lakey Boyd, Jessamine Duvall (arrived late), Lin Eagan, Eric Greenberg, Christine (Tina) Horn, Andrew Stack, Ashley Vaughan, and Shari Zaret.

1. Call to Order: The Board of Directors Meeting was called to order at 7:00 p.m. by Chair Janet Evans.

- (a) The meeting was held in a virtual format.
- (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 Mr. Boulton.

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

CA's **Architectural Resource Committee** held a closed meeting on February 14, 2022. Members present were Michael Aniton, Deb Bach, Devora Wilkinson, Susan Sloan, and Ed Gordon. 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, consultant, 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 2:30 p.m. to discuss new and on-going covenant cases.

3. Approval of Agenda

Action: Ms. Thomas moved to approve the agenda, seconded by Ms. Horn. Ms. Evans asked if there were any objections. Hearing none, the agenda was approved.

4. Verbal Resident Speakout

- (a) Saul Green – Wilde Lake High School – Spoke about funding the Inner Arbor Trust
- (b) Alex Hekimian – Oakland Mills – Spoke about HB 1060 and CA's position on the proposed legislation
- (c) Laura Parrish, Village Manager – Hickory Ridge – Spoke in favor of proposed funding for replacement of the Sixpence Tot Lot
- (d) Patricia Thomas – Long Reach – Spoke in favor of HB 1060
- (e) Shari Chase – Spoke about a membership issue
- (f) Skye Anderson – Hickory Ridge – Spoke in favor of proposed funding for replacement of the Sixpence Tot Lot

5. Consent Agenda

- (a) Approval of Minutes – January 27, 2022 Board of Directors Meeting - Approved by consent

51 **6. Board Votes**

52 (a) Annual Charge Rate and Cap

53 **Action:** Mr. Stack moved that Columbia Association maintain the annual charge rate of \$0.68 per \$100 of
54 assessed valuation and the cap of 3.5%. Ms. Horn seconded the motion. Ms. Evans took a roll-call vote and
55 the motion was approved unanimously.
56

57 (b) Proposed FY 2023 Draft Capital Budget

58 **Action:** Mr. Stack moved that the Board of Directors approve the proposed FY 2023 capital budget of
59 \$11M. Ms. Horn seconded the motion.
60

61 Ms. Thomas suggested Mr. Stack’s motion be amended to include funding for an ADA-compliant restroom
62 on the upper level of The Other Barn. Discussion focused on the approximate cost of the entire project,
63 including planning, design, permitting, and construction; whether Capital III funding was available in the
64 proposed budget; and whether the restroom project would supplant another project.
65

66 Mr. Boulton then suggested Ms. Thomas’ motion be amended to include funding in FY 2023 capital budget
67 for the planning stage, including design and permitting, with the Board of Directors supporting the inclusion
68 of construction of the restroom in the capital budget in a future fiscal year. Mr. Matthey confirmed that funds
69 were already available in the proposed FY 2023 capital budget to cover Mr. Boulton’s suggestion, and that
70 an estimate could be provided to the Board in FY 2023.
71

72 **Actions:**

73 Mr. Boulton withdrew his amendment to Ms. Thomas’s amendment to Mr. Stack’s motion.

74 Ms. Thomas withdrew her amendment to Mr. Stack’s motion.

75 Ms. Evans took a roll call vote on Mr. Stack’s motion to approve the proposed FY 2023 capital budget of
76 \$11M. The motion was approved unanimously.
77

78 (c) Proposed FY 2023 Draft Operating Budget

79 **Actions:** Mr. Stack moved to approve the Proposed FY 2023 Draft Operating Budget as submitted. Ms.
80 Horn seconded the motion. Mr. Greenberg then made a motion to amend the proposed FY 2023 draft
81 operating budget to add \$75K to fully fund the Inner Arbor Trust at the \$200K level. Ms. Zaret seconded
82 Mr. Greenberg’s motion.
83

84 Discussion focused on how the additional \$75K would be obtained; how funding would be dispersed;
85 concerns about IAT’s failure to provide audited financial statements; and the late timing of the request for
86 funding at the additional level.
87

88 **Actions:**

89 Ms. Evans called for a vote on Mr. Greenberg’s proposed amendment to Mr. Stack’s motion. The Board
90 voted against the amendment by a vote of 4-6-0.

91 For: Mr. Greenberg and Mmes. Eagan, Thomas, and Zaret

92 Against: Messrs. Boulton and Stack, and Mmes. Duvall, Evans, Horn, and Vaughan

93 Abstain: None
94

95 Ms. Evans then took a roll call vote on Mr. Stack’s motion to approve the proposed FY 2023 draft operating
96 budget as submitted. The motion was approved unanimously.
97

98 (d) Reallocation of FY 2014 and FY 2015 Capital Funds for the Sixpence Tot Lot Replacement

99 **Action:** Ms. Duvall moved that the Board approved the reallocation of the FY 2014 and FY 2015 Capital
100 Funds for the Sixpence Tot Lot replacement. Mr. Stack seconded the motion.
101

102 Discussion focused on several issues including whether replacement of the Sixpence tot lot met the criteria
103 outlined in the tot lot information presented at the July 29, 2021 special Board work session on the budget;
104 whether capital funds could be reallocated from one capital project to another; should Sixpence be
105 considered a tot lot or a playground; environmental concerns; and if the existing slide structure could be
106 refurbished rather than replaced.

107
108 **Action:**

109 Ms. Evans called for a vote on Ms. Duvall's motion. The motion was defeated by a vote of 4-6-0.

110 For: Mr. Stack and Mmes. Duvall, Horn, and Vaughan

111 Against: Messrs. Boulton and Greenberg, and Mmes. Eagan, Evans, Thomas, and Zaret

112 Abstain: None
113

114 **7. Board Discussion**

115 (a) Community Outreach

116 Tim Pinel, director of Communications and Marketing, gave a Power Point presentation on CA's community
117 outreach. The presentation on tools and channels used for community outreach; increased coordination of
118 outreach via CA's Events and Outreach Committee; seasonal and residential outreach activities; and
119 enhancements around inclusivity and greater diversity in engagement.
120

121 **8. Questions Only**

122 (a) President's Report – A written report was provided. No questions were asked.
123

124 (b) Report from the Inner Arbor Trust – A written report was provided. No questions were asked.
125

126 (c) Pre-filed Legislation - A written report was provided. Questions focused on HB 1060, and its possible impact
127 upon Columbia Association and the villages. The discussion concluded with the Board asking Mr. Aniton to
128 request that Columbia Association and the villages are excluded from the proposed legislation.
129

130 (d) Board Priority Review – No discussion.
131

132 (e) Tracking Forms

133 (i) Board Requests – No discussion

134 (ii) Resident Requests – Ms. Thomas asked that the report given to the Board include the responses given
135 to the various requests.
136

137 **9. Proposed New Topics**

138 • Mr. Boulton – Ethics Policy Procedure – Would like information on the process to be followed in updating
139 the various policies
140

141 • Ms. Thomas – Would like information on any negotiations with the new tenant(s) and/or owner(s) of the
142 Clyde's and Sundry space regarding use of CA's open space that results in the owners' and/or tenants'
143 profit.
144

145 • Ms. Duvall – Would like to determine the process for disbursement of the Inner Arbor Trust funds, before
146 May 1, 2022.
147

148 • Mr. Boulton – Would like to discuss improvements to the Lakefront and what Columbia Association would
149 like them to be
150

151 **10. Chairs' Remarks**

152 Oral remarks were made by Ms. Evans.
153

154 **11. Adjournment**

155 **Action:** Ms. Vaughan made a motion to adjourn, seconded by Mr. Boulton. Hearing no objections, the meeting
156 adjourned at 9:50 p.m.

157

158

159 Respectfully submitted,

160

161 Janet F. Loughran

162 Executive Assistant to the President/CEO