

**Minutes of the  
BOARD OF DIRECTORS MEETING  
Held: May 26, 2016**

Approved: June 23, 2016

A meeting of the Columbia Association Board of Directors was held on Thursday, May 26, 2016, at Columbia Association headquarters. Present were Chairman Andrew Stack and members Reg Avery (arrived at 8:23 p.m.), Brian Dunn (arrived at 7:20 p.m.), Lin Eagan, Janet Evans, Alan Klein, Nancy McCord, Gregg Schwind (arrived at 7:24 p.m.) and Chao Wu. Dick Boulton was absent. Also present were CA President/CEO Milton Matthews, VP and CFO Susan Krabbe, and General Counsel Sheri Fanaroff.

**1. Call to Order:** The Board of Directors Meeting was called to order at 7:05 p.m. by the Chairman, Andrew Stack.

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

The **Board of Directors** held a closed meeting at the Columbia Association headquarters on April 25, 2016. Members present were Reg Avery (arrived at 8:58 p.m.), Dick Boulton, Brian Dunn, Janet Evans, Jeanne Ketley, Alan Klein, Nancy McCord, Gregg Schwind, Andy Stack, and Chao Wu. The vote to close the meeting was 9-0-0.

For: Messrs. Boulton, Dunn, Klein, Schwind, Stack and Wu; and Meses. Evans, Ketley and McCord  
Against: None  
Abstain: None

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-111 (4)(i) discussion of matters pertaining to employees and personnel. The meeting was closed from 8:56 p.m. until 10:00 p.m. The purpose was to discuss the President/CEO's contract.

The **Architectural Resource Committee** held a closed meeting at Columbia Association headquarters on May 16, 2016. Members present were Sheri Fanaroff, Scott Templin, Gordon MacPhee, Eva Lambright and Gracie Bradford. Also present were: Bob Bellamy, Carole MacPhee, Laura Parrish, Debbie Nix, Maryann Cohea, Carl McKinney, Karen Turcan, and Dale Wasmus.

The vote to close the meeting was 5-0-0.

For: Meses. Fanaroff, Lambright and Bradford and Messrs. Templin and MacPhee  
Against: None  
Abstain: None

The closed meeting was authorized under the Maryland Homeowners 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 1:15 p.m. until 2:40 p.m. The purpose was to review current and new covenant cases.

**3. Approval of Agenda:**

**Action:** Ms. McCord moved that the agenda be approved as presented. Ms. Evans seconded the motion, which passed unanimously. Vote: 6-0-0.

For: Meses. Eagan, Evans and McCord and Messrs. Klein, Stack and Wu.  
Against: None  
Abstain: None

**4. Disclosure of Conflicts of Interest:** None

**5. Resident Speakout:** None

**6. Approval of Minutes** of April 28, 2016

**Action:** Ms. McCord moved that the minutes of April 28, 2016 be approved as presented. Mr. Wu seconded the motion, which passed. Vote: 5-0-1.

For: Mses. Evans and McCord and Messrs. Klein, Stack and Wu.

Against: None

Abstain: Ms. Eagan

**Action:** Ms. McCord moved that the minutes of May 12, 2016 be approved as presented. Mr. Wu seconded the motion, which passed unanimously. Vote: 6-0-0.

For: Mses. Eagan, Evans and McCord and Messrs. Klein, Stack and Wu.

Against: None

Abstain: None

**7. Chairman's Remarks:** Mr. Stack said the board-staff dinner was very nice, as were Wine in the Woods (albeit muddy) and the Community Foundation Spring Party. He also announced upcoming events:

- May 31: BOC meeting at 7:30 p.m. at CA
- June 9: BOD work session at CA
- June 23: BOD meeting

**8. Reports Submitted**

(a) President's Report. Ms. Evans commended CA on its energy initiatives.

(b) Financial Reports – None

(c) Other Reports

1. Report from the CA Representatives to the Inner Arbor Trust Board of Directors

Ms. Eagan said IAT Executive Director Michael McCall will leave at the end of the year and will present a job description for his position at the next meeting. She said the IAT board discussed possible funding sources, programming, etc., and that steel for the Chrysalis will be delivered June 8. The structure is expected to be completed in the fall.

Mr. Matthews said the IAT plans to meet on the 4<sup>th</sup> Tuesday of each month. The next meeting will be on June 28. He also said the IAT board elected officers, including Gregg Schwind as Vice Chair and Lin Eagan as Secretary. Several IAT board members will be part of its administration transition committee.

Mr. Stack asked that the IAT representatives submit written reports to the CA Board in the future.

2. Report regarding Downtown Columbia Affordable Housing

*Mr. Dunn arrived at 7:20 p.m.*

Jane Dembner, CA Director of Planning & Community Affairs, gave an overview of proposed legislation related to affordable housing in Downtown Columbia. She explained the joint recommendation that the county's Planning Board suggests the Howard County Council approve and said the Kittleman Administration is proposing such legislation, which may go before the Council in June. She also described a proposal from Councilwoman Jen Terrasa that would require that affordable housing comprise 15% of units built in Downtown Columbia. During the discussion that ensued, Carl DeLorenzo, the county's Director of Policy and Programs, and Kate McLeod of Ms.

Terrasa's office, together with Ms. Dembner, answered questions raised by Board members.

*Mr. Schwind arrived at 7:24 p.m.*

Mr. DeLorenzo explained the differences between Howard Hughes Corporation's original proposal and the joint recommendation and he listed the proposed sites for affordable housing in Downtown Columbia: 1) above Banneker Fire Station, 2) site of a temporary fire station site in the Crescent that would be used while Banneker is being redone, 3) above a transit center, and the current sites of 4) Toby's dinner theater and 5) Howard County Central Library. In response to questions from Board members, he also talked about tax credits that might apply to Downtown Housing projects, senior housing locations, and percentages of units that would be affordable under various plans.

*Mr. Avery arrived at 8:23 p.m.*

The Board may continue discussing the issue of Downtown Columbia housing during its next meeting and consider whether or not Mr. Matthews should testify during the county council hearing.

## **9. Board Action**

(a) Consent Agenda (these appointments were approved by consent)

1. Approval of Appointments to the Wilde Lake Architectural Committee
2. Approval of Appointments to the Owen Brown Executive Architectural Committee
3. Approval of Appointments to the Hickory Ridge Architectural Committee
4. Approval of Appointments to the Oakland Mills Architectural Committee
5. Approval of Appointments to the Harper's Choice Architectural Committee
6. Approval of Appointments to the Kings Contrivance Architectural Committee

(b) Board Votes

1. Emergency Action – Howard County Plan to Extend Managed Deer Hunt Program to CA Open Space  
Howard County Deer Project Manager Phillip Norman explained the county's request that CA hold managed deer hunts on CA property adjacent to county land and that both hunts be held simultaneously, beginning this fall.

**Action:** Mr. Avery moved that the Board approve CA collaborating with Howard County to pilot the expansion of the Howard County Deer Management program onto certain CA-owned property in Kings Contrivance, with only archery hunting allowed on CA land and the county giving a report to CA at the end of the season indicating the number of injuries occurring on CA land. Ms. Eagan seconded the motion, which passed unanimously. Vote: 9-0-0

2. Proposed Recreation Plus and Senior Aqua Pass Memberships  
Sports and Fitness Director Dan Burns explained proposed new membership structures and answered Board members' numerous questions about them.

**Action:** Ms. Evans moved that the Board approve the Senior Aqua Pass price. Mr. Stack seconded the motion.

**Action:** Mr. Klein moved to amend the motion to reduce the price of 10 Senior Aqua passes to \$20 from the proposed \$25. Mr. Schwind seconded the motion, which passed. Vote: 7-2-0

For: Mses. Eagan, and McCord and Messrs. Avery, Dunn, Klein, Schwind, and Wu.

Against: Mr. Stack and Ms. Evans

Abstain: None

**Action:** To approve CA offering 10-packs of Senior Aqua passes for \$20. Vote: 9-0-0.

3. Rates/Pricing for Proposed New Membership Structures

**Action:** Mr. Schwind moved that the Board approve staff's recommendation re: rates for the proposed new membership structure, with CA tracking and reviewing revenue benchmarks quarterly. Ms. Evans seconded the motion, which passed unanimously. Vote: 9-0-0.

4. Transfer FY 17 Capital Funds to the Columbia Gym Project

Open Space and Facility Services Director Dennis Matthey explained the request to transfer \$30,000 in approved FY17 Columbia-wide HVAC funds to the FY17 Columbia Gym HVAC Phase 1 project because more duct work, insulation and concrete pad improvements are needed than originally anticipated.

**Action:** Mr. Avery moved that the Board approve transferring \$30,000 in approved FY17 Columbia-wide HVAC funds to the FY17 Columbia Gym HVAC Phase 1 project. Mr. Klein seconded the motion, which passed unanimously.

5. Testimony by the President/CEO before the County Council regarding Downtown Columbia Affordable Housing

**10. For Your Information**

Mr. Stack said the Columbia Gym will be closed May 31 - June 12 for repairs. The Swim Center will be closed June 17 until Labor Day, and most of the next two summers, for extensive repairs.

**11. Tracking Forms**

(a) Tracking Form for Board Requests

Mr. Klein asked for an update re: advisory committees. Ms. Fanaroff said CA is developing recommendations based on feedback from Board members who attended advisory committee meetings.

(b) Tracking Form for Resident Requests

Mr. Avery asked staff to fulfill Oakland Mills resident Barbara Russell's request for an accounting of how IAT has spent money given by CA, county and state. Ms. Krabbe said CA has responded to Ms. Russell and Ms. Krabbe will send Mr. Avery a copy of the response that was sent to Ms. Russell.

**12. Talking Points:** Recording Secretary Valerie Montague read the Talking Points.

**12. Adjournment:** The meeting was adjourned at 10:07 p.m.

Respectfully submitted,  
Valerie Montague  
Recording Secretary