

**Minutes of the
BOARD OF DIRECTORS MEETING
Held: June 22, 2017**

Approved: July 27, 2017

A meeting of the Columbia Association Board of Directors was held on Thursday, June 22, 2017, at Columbia Association headquarters. Present were Chairman Andy Stack and members Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind (arrived at 8:06), Ginny Thomas and Shari Zaret. Chao Wu was absent. Also present was General Counsel Sheri Fanaroff.

1. Call to Order: The Board of Directors Meeting was called to order at 7:30 p.m. by Chairman Andy Stack.

2. Announcement of Closed/Special Meetings:

The **Architectural Resource Committee** held a closed meeting on June 12 at Columbia Association headquarters. Members present were Sheri Fanaroff, Deb Bach, Evamarie Lambright, Tum Mungo and Gracie Bradford. The vote to close the meeting was 5-0-0.

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. The meeting was closed from 1:07 p.m. until 2:15 p.m. to discuss new and ongoing covenant cases.

The **Board of Directors** held a closed meeting on May 25, 2017 at Columbia Association headquarters. Members present were Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton Matthews, Nancy McCord, Gregg Schwind, Andy Stack, Ginny Thomas, Chao Wu and Shari Zaret. The vote to close the meeting was 10-0-0.

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, and §11B-111 (4)(vi) consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association. The meeting was closed from 10:50 p.m. until 11:30 p.m. to discuss legal issues and a business negotiation.

3. Approval of Agenda

Action: Ms. McCord moved to approve the agenda. Ms. Zaret seconded the motion, which passed unanimously. Vote: 8-0-0.

4. Disclosure of Conflict of Interest: none

5. Resident Speakout

a) Joel Hurewitz, Harper's Choice, spoke about the Paris Climate Accord, energy efficiency, and publicity for many good things CA is doing for the community.

6. Approval of Minutes of May 11, 2017

Action: Ms. McCord moved that the minutes of May 11, 2017 be accepted as presented. Ms. Thomas seconded the motion, which passed unanimously. Vote: 8-0-0.

Approval of Minutes of May 25, 2017

Action: Ms. Thomas moved that the minutes of May 25, 2017 be accepted as presented. Ms. Zaret seconded the motion, which passed unanimously. Vote: 8-0-0.

7. Chairman's Remarks

Mr. Stack noted the following meetings and events:

June 21: Rededication of People Tree and Lakefront bells, and Columbia Orchestra pops concert

June 24-25: CA open house

June 24: Ned Tillman's nature walk at 8:30 a.m. from the Mall

June 24: Young Columbians at Lakefront to celebrate Columbia's 50th birthday

June 25: Slayton House art exhibit

June 26: Audit committee meeting

June 28: Longest Table event at HCC

July 2: Columbia's 50th Birthday race

July 4: Parades in Longfellow at 10:00 a.m. and River Hill at 9:00 a.m.

July 13: CA Board work session

August 7: Inner Arbor Trust board will meet with the CA board at 7:00 p.m. at CA headquarters

CA Lakefront Summer Festival activities start this weekend.

Two exhibits are at Howard Community College, in conjunction with CA, until July 22 – HeArt of Columbia focusing on Columbia's history, and art from Columbia's four sister cities.

Mr. Stack also:

- Thanked the 50th Birthday Committee, CA staff and anyone else who helped with the birthday cake cutting, Lakefest, the Luminarium and other celebratory activities June 16-18.

- Reminded members that he has sent a list of tasks for FY 2018.

- Thanked Mr. Matthews for his testimony in favor of Long Reach redevelopment. (Ms. Thomas complimented Ms. Evans for her testimony.)

Mr. Boulton praised Mr. Stack for reading excerpts from a Paul Laurence Dunbar poem during the Bell Tree dedication.

8. Reports Submitted

(a) President's Report

The report was submitted in writing. Board members offered no comments or questions.

(b) Report from the CA Representative to the Inner Arbor Trust Board of Directors

Ms. Eagan provided a written report. In response to a question from Ms. Evans, Ms. Eagan said Board members may be able to tour the Merriweather Park together soon during a weekday, once they can determine a day on which several members are available.

(c) Financial Reports – none

(d) Draft Assessment Share Formula – Committee Report

Planning Director Jane Dembner and Owen Brown Village Manager Craig Barton described the work of the Assessment Share Formula Work Team, explaining that the existing formula is very complex and focuses more on village facilities than on their mission (providing events, services, advocacy, information referral, covenant enforcement and elections). The team sought to create a formula that is easier to understand, doesn't discourage village association revenue growth, and that reflects the size and mission of each village.

Mr. Schwind arrived at 8:06 p.m.

The team recommends that: 1) the formula be comprised of two parts: a mission/association share and a facility share/credit; 2) the excess cash reserve limit be doubled, to 30%; 3) the new formula be phased in over three years; 4) the existing contingency fund balance of nearly \$400,000 be split between CA and the village associations, with each village getting a one-time disbursement of approximately \$20,000. The team will present their work and recommendations to the village managers on June 23, then prepare a revised recommendation for the CA Board's consideration during the FY 2019-20 budget process.

9. Board Action

(a) Consent Agenda

1. Approval of Minutes of Closed CA Board meetings held on May 25, 2017.

The minutes of closed meeting held on May 25, 2017 were approved by consent.

(b) Board Votes

1. Land Transfers/Exchanges/Easements to Howard County/Howard Hughes Corporation

CA Director of Open Space and Facility Services Dennis Matthey explained the county's request for an easement on Woodlot Road in Harper's Choice. The county wants to restore and stabilize a stream there, and maintain it at no cost to CA.

Action: Ms. McCord moved that the Board grant an easement approve to Howard County for land on Woodlot Road needed for stream restoration and stabilization. Mr. Boulton seconded the motion, which passed unanimously. Vote: 9-0-0.

Mr. Matthey then explained a request that CA transfer land in the Town Center Crescent area to HRD and grant easements in that area to facilitate public road construction.

Action: Ms. Eagan moved that the Board approve the transfer and exchange of land in Town Center to HRD and Howard County for developing public roads. Ms. McCord seconded the motion, which passed. Vote: 8-0-1.

For: Messrs., Boulton, Schwind, and Stack; and Meses. Eagan, Evans, McCord, Thomas and Zaret

Against: none

Abstain: Mr. Klein

2. President/CEO's Proposed Strategic Objectives for FY 2018

Action: Ms. McCord moved that the Board approve the President/CEO's revised strategic objectives for FY 18. Ms. Evans seconded the motion, which passed unanimously. Vote: 9-0-0.

3. FY 2019/2020 Budget Schedule

Action: Ms. Zaret moved that the Board approve CA's FY 2019-20 budget schedule. Mr. Boulton seconded the motion, which passed unanimously. Vote: 9-0-0.

10. Tracking Forms

- (a) Tracking Form for Board Requests
- (b) Tracking Form for Resident Requests

11. For Your Information

- (a) "The Village at Howard" Annual Report
- (b) Downtown Columbia Partnership Executive Director's Report – June 2017

Board members received both reports in writing.

In response to a question from Ms. Evans, Mr. Stack said the Board's July work session and board meeting will focus on CA's 10 advisory committees' annual reports and proposed charges. During July, the Board will also propose parameters for the budget.

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

13. Adjournment: The meeting was adjourned at 9:22 p.m.

Respectfully submitted,

Valerie Montague
Recording Secretary