

**Minutes of the  
CA BOARD OF DIRECTORS MEETING  
Held: May 24, 2018**

Approved June 28, 2018

A meeting of the Columbia Association Board of Directors was held on Thursday, May 24, 2018 at Columbia Association headquarters. Present were Chairman Andrew Stack and members Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Matthews, Nancy McCord, Gregg Schwind, Ginny Thomas, Chao Wu, and Shari Zaret. Also in attendance was CA General Counsel Sheri Fanaroff.

**1. Call to Order:** The Board of Directors Meeting was called to order at 7:30 p.m. by Chairman Andrew Stack. Mr. Stack announced the directors and senior staff in attendance, reminded attendees that the meeting is being recorded and broadcast, and read CA's Five Civility Principles.

**2. Announcement of Closed/Special Meetings:**

The **Board of Directors** held a closed meeting on April 26, 2018. Members present were Dick Boulton, Lin Eagan, Janet Evans, Alan Klein, Milton W. Mathews, Nancy McCord, Gregg Schwind, Andy Stack, Virginia Thomas and Chao Wu. The vote to close was 9-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-11(4)(i) discussion of matters pertaining to employees and personnel; (iii) consultation with legal counsel on legal matters and (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 11:00 p.m. until 11:50 p.m. for a discussion with General Counsel concerning legal matters.

The **Architectural Resource Committee** held a closed meeting on May 14, 2018. Members present were Sheri Fanaroff, Deb Bach, Carl McKinney, Tom Mungo and Gracie Bradford. Others present were Bob Bellamy, Bill Deneau, Susan Sloan, Anne McKissick, Devora Wilkinson, Carl McKinney, Debbie Nix and Eva Lambright. The vote to close was 5-0-0.

The closed meeting was authorized under the Maryland Homeowners Act, Md. Code, Real Property §11B-11(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 2:25 p.m.

**3. Approval of the Agenda**

**Action:** Ms. Thomas moved to approve the agenda. Ms. McCord seconded the motion which passed unanimously.

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

**5. Recognition of the Recipients of the Maggie J. Brown Spirit of Columbia Scholarship Awards:** Michelle Miller presented the Scholarship awards to Toby Eegholm, River Hill High School; Adam Elshafei, Atholton High School; Madelyn Harris, Oakland Mills High

School; Sophie Shen, River Hill High School; Andrea Orpia, Wilde Lake High School; and Madelyn Ives, Wilde Lake High School (she was unable to attend). Mr. Stack said a few words to the recipients and congratulated them on their accomplishments.

**6. Resident Speakout:**

- a) Brian England, Hickory Ridge, spoke about covenants and New Town;
- b) Chris Aleva, Hickory Ridge, spoke about the CA assuming commercial covenants in New Town;
- c) Ginger Scott, Wilde Lake, spoke regarding Fairway Hills Golf Course and the neighbors adjoining the golf course; and
- d) Joel Hurewitz, Harpers Choice, spoke regarding the entrance to the Guilford Storage facility.

**7. Chairman's Remarks:** Mr. Stack submitted a written report. There were no additional questions from the Board.

**8. Reports/Presentations:**

- a) **President's Report:** Mr. Matthews submitted a written report. Alan Klein had several questions that were addressed.
- b) **Report from CA Representatives to the Inner Arbor Trust Board of Directors:** There were several questions for Ms. Eagan regarding the progress of the pathways plan and a review of planned upcoming events.

**9. Board of Action:**

a) **Consent Agenda**

**1. Approval of Minutes Board Meetings held April 26, 2018 and May 10, 2018**

**Action:** Approved by consent.

**2. Approval of Minutes of Closed Board Meetings held March 22, 2018 and April 26, 2018**

**Action:** Approved by consent.

**3. Approval of the Hickory Ridge Representative to the Watershed Advisory Committee**

**Action:** The Board approved the Hickory Ridge representative, Deborah Wessner, to the Watershed Advisory Committee.

b) **Board Discussion**

**1. Proposed Membership of the Climate Change and Sustainability Advisory Committee**

Milton Mathews introduced Jeremy Scharfenberg. Mr. Scharfenberg explained he was seeking the addition of two members to the Climate Change and Sustainability Advisory Committee, increasing the membership from 11 to 13. He advised the Board that 24 people applied for membership on the advisory committee; there was a high caliber of talent among the applicants; and that the addition of two members would increase the Committee's level of expertise. There were several questions by the Board, including one requesting confirmation that a quorum for the committee would be 7 members.

**Action:** Ms. Thomas made a motion to increase the membership of the Climate Change and Sustainability Advisory Committee from 11 members to 13 members. Ms. McCord seconded the motion. The motion was approved unanimously.

**Action:** Mr. Klein made a motion to accept staff's recommendation on the 13 candidates to be appointed as members of the Climate Change and Sustainability Advisory Committee. Ms. McCord seconded the motion. The motion was approved unanimously.

**2. Royal Farms Proposed Site Development:**

Jane Dembner addressed questions that the Board had asked at a previous meeting. Ms. Dembner reviewed the regulations that were adopted by the County Council following a Task Force report on fueling facilities and how the County's regulations differed from the Task Force report. She advised that existing gas stations would be grandfathered in the regulations, but that the proposed Royal Farms site would be required to comply with the new regulations.

Ms. Dembner also reviewed the proposed signage for the site. The proposed sign is a six-foot monument sign which will have the cost of the gas on it, as well as the Royal Farms logo. She explained that the sign is proposed to be on Snowden River Parkway, it is not particularly large, and no variance is required for it.

Ms. Dembner also advised she had spoken with the Planning Director regarding any study planned by the Planning Department. She was advised that the Department is hoping to do a study for the Snowden River Corridor, Gateway, and related surrounding commercial and light industrial areas. No funding is in place at this time, but a request will be made for funding in the next budget. The Planning Director hopes the study will begin in late 2019.

**10. Talking Points:** Recording secretary Alison Mathieson read the talking points.

**11. Motion - Closed Meeting:** A motion was made by Ms. McCord to have a closed meeting of the CA Board of Directors under the provisions of the Maryland Homeowners Association Act, Section 11B-111(4)(iii), Consultation with legal counsel. The motion seconded by Ms. Eagan.

**Action:** The Board voted unanimously to have a closed meeting.

The Board concluded the open meeting at 9:01 p.m.

Respectfully submitted,

Alison Mathieson  
Recording Secretary