

**Minutes of the
BOARD OF DIRECTORS MEETING
Held: February 12, 2015**

Approved: February 26, 2015

A meeting of the Columbia Association Board of Directors was held on Thursday, February 12, 2015, at the Columbia Association Building. Present were Chairman Russ Swatek, and members Reg Avery, Brian Dunn (arrived at 7:35 p.m.), Jeanne Ketley (via phone), Alan Klein, Nancy McCord, Tom O'Connor, Gregg Schwind (arrived at 7:43 p.m.), and Andrew Stack. Board Member Michael Cornell was absent. Also present were CA President/CEO Milton Matthews, Chief Staff Liaison Susan Krabbe, Governance Chief of Staff Rob Goldman, and General Counsel Sheri Fanaroff.

1. Call to Order: The Board of Directors Meeting was called to order at 7:31 p.m. by the Chair, Russ Swatek.

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

The **Architectural Resource Committee** held a closed meeting at the Columbia Association Building on February 9, 2015 to discuss covenant cases. Members present were: Michelle Miller Denis Ellis, Michael Shaw, Debbie Bach, and Maryann Cohea. Also present were: Ingrid Hatz, Eva Lambright, Carole MacPhee, Laura Parrish, Debbie Nix, Gordon MacPhee, Pat Loeber, Carl McKinney, Karen Turcan, and Dale Wasmus, Sheri Fanaroff and Jane Dembner. 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, or other persons in connection with pending or potential litigation or other legal matters. The meeting was closed from 1:40 p.m. until 2:45 p.m.

3. Approval of Agenda:

Action: Mr. Avery moved to approve the agenda; Ms. McCord seconded the motion. Mr. Klein asked that SIC tracking forms be included in the backup materials each time an SIC meeting is on the agenda. Ms. McCord asked that discussion of affordable housing be added to the agenda; it was added to Item 11 – Special Topics and Presentations. The agenda was unanimously approved as amended. Vote: 6-0-0. For: Messrs. Avery, Klein, O'Connor, Stack and Swatek, and Ms. McCord

4. Disclosure of Conflicts of Interest: The chairman said none were disclosed to him.

Mr. Dunn arrived at 7:35 p.m.

5. Resident Speakout:

(a) David Dixon, Long Reach, spoke about Dannon Garth Pond's link to regional rainwater management strategies.

Mr. Schwind joined the meeting via phone at 7:43 p.m. and in person at 7:51.

Ms. Fanaroff arrived at 7:45 p.m.

(b) William Deming, Owen Brown, spoke about wildlife and the ecosystem that includes Dannon Garth Pond. *Mr. Deming also submitted written testimony.*

Ms. Ketley joined the meeting via phone at 7:50 p.m.

(c) Paul Verchinski, Oakland Mills, spoke about abandoned properties, CA severance payments, and proposed guiding principles for Columbia's future growth.

- (d) Leo Bruette, Columbia Tennis Committee, presented his committee's annual report. *Mr. Bruette also submitted a written report.*
- (e) Carol Weil, Long Reach, spoke about Dannon Garth Pond.
- (f) Geof Harston, Long Reach, spoke about a community pond.
- (g) Philip Rickey, Long Reach, spoke about Dannon Garth Pond.
- (h) Nick Heitjon, Long Reach, spoke about a pond.
- (i) Lisa Farley, Long Reach, spoke about the practicality of Dannon Garth Pond and her family's memories of good times there.
- (j) Mary Eliot, Long Reach, spoke about Dannon Garth Pond.
- (k) Charlotte Drydon, Long Reach, spoke about legal and financial risks of discontinuing maintenance of Columbia's ponds.
- (l) Jane Lyons, Long Reach, spoke about Dannon Garth Pond.
- (m) Betty Taylor, Long Reach, spoke about saving Dannon Garth Pond.
- (n) Jason Bernard, Long Reach, spoke about Dannon Garth Pond. *Mr. Bernard submitted a petition with 20 signatures in favor of keeping the pond as it is.*
- (o) Ty Lucas, Long Reach, spoke about enjoying the water view from his home.
- (p) Ed Coleman, Long Reach Village Board, said the Village Board strongly supports maintaining Dannon Garth Pond.
- (q) Ed Warren, Long Reach, spoke about Dannon Garth Pond.
- (r) Jen Terrasa, Howard County Council, spoke about Dannon Garth Pond.

6. Approval of Minutes

Action: Ms. McCord moved that the minutes of January 22, 2015 be approved as presented. Mr. Avery seconded the motion, which passed unanimously. Vote: 9-0-0.

7. Chairman's Remarks: Mr. Swatek said he notified the Long Reach Village Manager and two residents of Dannon Garth and a lot of people came to Resident Speakout in support of the pond.

8. President's Remarks: At Mr. Matthews' request, Mr. Goldman gave an update about Haven on the Lake. Mr. Goldman said the salt therapy room is the most popular area. Free workshops will be given on Wednesdays. He also said there are now 1,111 members, about 100 more members than last month, and that 221 people are enjoying classes.

Mr. Matthews said the Howard County Police will patrol Columbia's pathways. He also said the CA has publicized the 30-day notice required before the 10 Members of Columbia Association can vote on revisions to CA's charter. The deadline for comments is March 5 and a vote can be taken during the March 12 meeting of the Members of Columbia Association. Dennis Matthey said the Dorsey Search pool work may begin in March if permits are approved by then; meeting room work may be completed in August. Mr. Matthews said CA will soon distribute packages for CA board candidates that will include a letter inviting them to contact him if they want his insights about CA. During its meeting on March 12, the Board may revisit the aquatics issues regarding Splashdown that were discussed during the January Board meeting.

9. Committee Chairs' Reports

- (a) **Board Operations Committee:** None.
- (b) **External Relations Committee:** Ms. McCord said Advisory Committee meeting reports are coming in and Board members report being pleased at what they are learning about the committees.
- (c) **Planning and Strategy Committee:** None.
- (d) **Strategic Implementation Committee:** None
- (e) **CA Representatives to the Inner Arbor Trust Board of Directors:** The Inner Arbor Trust will host a joint meeting with the CA Board on February 25. The location has not yet been determined.

10. Recommendation for Board Action

(a) Consent Agenda – None

(b) Recommendation for Action

1. Approve Draft Conditional FY 16 Capital Budget, as amended

Action: Mr. Schwind moved that the cost of dredging Dannon Garth Pond be removed from the budget until CA does a comprehensive study of the ponds for which it is responsible. Mr. Avery seconded the motion, which failed. Vote: 1-8-0.

For: Mr. Schwind

Against: Messrs. Avery, Dunn, Klein, O'Connor, Stack and Swatek, and Mses. Ketley and McCord.

Abstain: None

Action: Mr. Schwind moved that the cost of dredging Dannon Garth Pond be contingent on neighboring communities agreeing to share the cost of dredging. Ms. McCord seconded the motion, which failed. Vote: 1-8-0.

For: Mr. Schwind

Against: Messrs. Avery, Dunn, Klein, O'Connor, Stack and Swatek, and Mses. Ketley and McCord.

Abstain: None

The Board voted unanimously to approve the FY 16 Capital Budget, as amended. Vote: 9-0-0.

2. Approve the Annual Charge Rate for FY 16

Action: The Board voted to keep the annual charge rate of \$0.68 and cap of 2.5% for FY 16. Vote: 8-0-1.

For: Messrs. Avery, Dunn, Klein, O'Connor, Schwind, Stack and Swatek, and Ms. McCord.

Against: None

Abstain: Ms. Ketley

Ms. Ketley left the meeting at 10:15 p.m.

3. Approve Draft Conditional FY 16 Rates, leaving the Haven on the Lake rate scale unchanged.

Action: Mr. Schwind moved that rates for Outdoor Pools and Swim Center and Package Plan Plus membership rates for FY16 be held at FY15 rates for residents. Mr. Dunn seconded the motion, which failed. Vote: 2-6-0.

For: Messrs. Schwind and Dunn

Against: Messrs. Avery, Klein, O'Connor, Stack and Swatek, and Ms. McCord.

Abstain: None

Action: The Board voted to approve the FY 16 rates, as amended. Vote: 6-1-1.

For: Messrs. Dunn, Klein, O'Connor, Stack and Swatek, and Ms. McCord.

Against: Mr. Schwind

Abstain: Mr. Avery

4. Approve Draft Conditional FY 16 Operating Budget, as amended

Action: The Board voted unanimously to approve the FY 16 operating budget. Vote: 8-0-0.

12. Committee Agendas

(a) Planning and Strategy Committee (*moved up on the agenda to precede Item 11*)

1. Discussion

(a) Discussion of Guiding Principles (draft) regarding New Town Zoning and Columbia as a

Planned Community

Ms. Dembner explained the goals established by James Rouse for Columbia, then described the guiding principles CA staff suggests for managing Columbia's future growth and change. The principles focus on population diversity, mix of housing types, permanent open space, environmental stewardship, balanced transportation system, public safety, redevelopment and land use mix. She will also send board members a link to a government website that shows digital maps of every Final Development Plan recorded in Columbia and the land use category for each FDP. Mr. Matthews distributed guiding principles adopted for Reston, Virginia.

Board members said Columbia's guiding principles should include an emphasis on art and culture, and on family and children (especially teens). They suggested that the principles also include criteria for determining priorities among the principles, for developing an overall plan for Columbia (not just for downtown and for the village centers), and ways to enforce that plan. Staff will revise the principles and share a new draft with the Board in March.

Mr. Goldman left the meeting at 10:55 p.m.

Due to the lateness of the hour, the Board decided to defer the Strategic Implementation Committee meeting agenda item—Policy Regarding Performance Incentive Payments and Severance Payments that Exceed Guidelines— until the next Board meeting.

11. Special Topics and Presentations:

(a) Affordable Downtown Housing

Ms. McCord explained that the Columbia Downtown Housing Corporation (CDHC) has asked CA for input on recommendations that CDHC will soon present to county government. The deadline for submitting comments is February 17. She asked that the Board recommend supporting a minimum requirement of 15% moderately-priced housing.

Action: Mr. Stack moved that CA support a full-spectrum of housing in downtown Columbia. Mr. Klein seconded the motion, which was discussed, then withdrawn by Mr. Stack.

Action: Mr. Stack moved to extend the ending time for tonight's meeting past 11:00 p.m. -- to 11:15 p.m. Ms. McCord seconded the motion, which passed unanimously. Vote: 8-0-0.

The Board decided that CA staff will draft comments in response to CDHC recommendations, saying the CA Board supports the creation of affordable housing in downtown Columbia and that the amounts of affordable housing recommended by CDHC should be bare minimums. The comments may also include questions about how reducing parking in downtown may affect the community, and how condo fees that rise over time might make it difficult for moderate-income condo owners to remain in housing they bought when the fees were lower.

13. Possible Topics for Future Board Discussions: (deferred)

14. Tracking Forms(deferred)

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

15. Talking Points: Recording Secretary Valerie Montague read the Talking Points.

16. Adjournment: The meeting was adjourned at 11:15 p.m.

Respectfully submitted,
Valerie Montague
Recording Secretary

The following pages are from

Resident Speakout

at the February 12, 2015

Columbia Association

Board of Directors meeting

Good evening. My name is Bill Deming, and I have lived in Columbia for 37 years.

Today is the first time that I've felt compelled to appear before our community's home owners' association. I am hoping that I have been misinformed that CA is considering the option of filling in ponds in lieu of proper maintenance. I hope I have been mis-informed.

Budgets are visions, actions are deeds and pictures are worth a thousand words. Please take the time to examine the photographs I brought tonight, all from within CA and associated with our ponds.

While I am not opposed to change, I urge you not to look past Mr. Rouse's vision for Columbia. Like many, I knew Mr. Rouse, and believe one of his regrets in developing Columbia was not to have taken more advantage of its water resources. Consider this quote taken from the Smithson's web page on Tuesday:

Ultimately, by hook, crook, and pocketbook, Rouse succeeded in acquiring his land and on October 29, 1963, he publicly revealed himself as the buyer, *informing the Howard*

County commissioners that he proposed to develop the land into a "balanced, planned community" that would "fit naturally into the Howard County landscape, preserving the stream valleys, protecting hills and forests, and providing parks and greenbelts."

CA should be proud of what has been achieved; we have a community that allows all of us to coexist with nature just minutes from I-95, a major artery of commerce for our Country. We can enjoy small enclaves of refuge for species that cling to habitats that are both scarce and disappearing.

I urge you to consider part of your responsibilities the multitude of species that need our ponds to not only survive but thrive. In Columbia proper, you can see American Eagles, Kingfishers that are very sensitive to stream health, Pileated Woodpeckers, turtles, toads and beavers. We have an ecosystem that hosts wildlife for all of us to enjoy with just a brief walk in our neighborhoods.

This responsibility extends to not just the wildlife we enjoy, but to our children and their children. We have a great place to live because of people such of as yourselves who do the hard work. I encourage you to

view our ponds as an opportunity and not a maintenance problem.

Shift the paradigm to what can be done to improve our quality of life
and not destroy our environment.

Thank you.