

**Minutes of the
BOARD OF DIRECTORS MEETING
Held: July 28, 2016**

Approved: September 22, 2016

A meeting of the Columbia Association Board of Directors was held on Thursday, July 28, 2016 at Columbia Association headquarters. Present were Chairman Andy Stack and members Reg Avery, Dick Boulton, Brian Dunn, Lin Eagan, Alan Klein, Nancy McCord, and Janet Evans. Gregg Schwind and Chao Wu were absent. Also present were CA President/CEO Milton Matthews and Vice President/CFO Susan Krabbe.

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

2. Recognition of CA Swimmers and Coach at the Olympic Trials

Mr. Stack read a congratulatory statement from the Board recognizing Morgan Liberto and Jack Saunderson, who competed in the 2016 Summer Olympic trials, and their coach Jeff Scrivener. All three were present and were commended on their achievement.

Lin Eagan arrived at 7:35 p.m.

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

The Audit Committee held a closed meeting on June 27, 2016 at Columbia Association headquarters. Members present were Andrew Stack, Nancy McCord, Edward Berman, and Milton Matthews. The vote to close the meeting was 4-0-0.

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; and (iv) consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. The purpose of the meeting was to review several audit reports and consultation with staff personnel on legal matters. The meeting was closed from 7:48 p.m. until 8:55 p.m.

The Architectural Resource Committee held a closed meeting on July 11, 2016 at Columbia Association headquarters. The Members present were Sheri Fanaroff, Scott Templin, Gordon MacPhee, Eva Lambright, 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, or other persons in connection with pending or potential litigation. The purpose of the meeting was to discuss new and ongoing covenant cases. The meeting was closed from 1:04 p.m. until 2:25 p.m.

The Risk Management Committee held a closed meeting on July 14, 2016 at Columbia Association headquarters. The Members present were: Gregg Schwind, Richard Shaw, Chao Wu, Milton Matthews, and Susan Krabbe. 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)(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 purpose of the meeting was to review Risk Management Committee documents and general liability incidents. The meeting was closed from 6:35 p.m. until 7:35 p.m.

4. Approval of Agenda:

Action: Ms. McCord moved that the agenda be approved as presented. Mr. Avery seconded the motion, which passed unanimously. Vote: 8-0-0.

5. Disclosure of Conflicts of Interest: None

6. Resident Speakout:

- a) Jervis Dorton, Owen Brown, spoke about Russ Swatek’s letter to the editor downtown Columbia development and the possibility of a gatekeeper role for CA.
- b) Leo Bruette, representing the Columbia Tennis Committee, spoke about the committee’s activities last year and its support for a proposed tennis facility for which funds are included in the CA budget.
- c) Russ Swatek, Long Reach, spoke about plans for downtown Columbia, a possible zoning change to allow a liquor store in the Wegman’s building, and the possibility of a CA role as gate keeper.
- d) Chris Alleva, Hickory Ridge, spoke about the evolving ownership and authority of corporations that develop Columbia, and about a pending zoning change to allow alcohol sales in the Wegman’s building.

7. Approval of Minutes of June 23, 2016

Action: Mr. Avery moved that the minutes of June 23, 2016 be approved as presented. Ms. McCord seconded the motion, which passed. Vote: 7-0-1.

- For: Messrs. Avery, Boulton, Dunn, Klein and, Stack; and Meses. Eagan and McCord
- Against: None
- Abstain: Ms. Evans

8. Chairman’s Remarks: Mr. Stack said there are no CA Board meetings in August. He then announced the following upcoming meetings and events:

August 2: National Night Out activities at village centers

August 25: Environment walk through Long Reach with Ned Tillman. He said walks through other villages are also planned.

August 29: BOC meeting

Mr. Avery thanked Mr. Matthews and Executive Assistant Janet Loughran for comments in the President’s Report about appreciating the military.

9. Reports Submitted

(a) President’s Report: In response to questions from Board members, Mr. Matthews summarized a recent meeting with Howard Hughes regarding commercial covenants and development. He also showed Board members a gift he received on July 19 from students visiting from Liyang, China. A group of local residents has formed a Liyang Sister City Planning Committee to develop a proposal asking CA to allow Liyang to become Columbia’s fifth Sister City. Lastly, he said the next Speakers Series event will be on October 4 at the Owen Brown Community Center. The topic will be about racial integration and housing in Columbia.

(b) Financial Reports

- 1. FY 2016 Financial Statements and Independent Auditor’s Report – Columbia Association, Inc.
- 2. December 31, 2015 Financial Statements and Independent Auditor’s Report – Columbia Association, Inc. Incentive Savings Plan and Trust
- 3. FY 2016 Fourth Quarter Financial Report

Board members commented that the auditors praised CA’s Finance staff and the quality of the reports.

(c) Other Reports

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

Ms. Eagan said there will be an audit meeting on Monday. During its most recent meeting, the IAT Board discussed ways to raise funds and they toured the site of the Chrysalis, which is scheduled to be completed by the end of the year.

10. Board Action

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

1. Approval of Appointments to the Dorsey's Search Architectural Committee
2. Approval of Appointments to the River Hill Architectural Committee

(b) Board Votes

1. FY 2018 Budget Schedule

Ms. Krabbe presented the proposed schedule for the second year of the two-year budget cycle, amending it to add a hearing date (September 22) that may be more convenient for village managers.

Action: Mr. Boulton moved that the budget schedule be approved as amended. Ms. McCord seconded the motion, which passed unanimously. Vote: 8-0-0.

2. Affordable Housing

The Board discussed issues they raised during its July 14 work session. Carl DeLorenzo, Howard County Director of Policy and Programs, and Kate McLeod, Special Assistant to Councilwoman Jen Terrasa, were present to answer technical questions.

After much discussion, the Board developed the following positions:

- DENSITY: Support: 1) a cap on total number of units in Downtown Columbia; 2) units built in excess of 5500 should be for affordable units only, and 3) the CA Board recommends 500 additional units.

- PARKING: Support reduction of car usage for economic and ecological reasons, recognizing that Columbia is a community that will require cars for the foreseeable future. Reduction in cars should go hand in hand with a transit plan, and optimizing shared parking.

- LIHTC: Support limited senior-only low-income units funded via LIHTC.

- COUNTY REGULATIONS LOCK-IN: The board as a body is not supportive of locking in for 40 years the zoning regulations that will affect development of Downtown Columbia.

If there is going to be a DRRA, CA supports negotiating for a shorter time lock-in time frame less than 40 years and specifying what actions or events would trigger the "health, safety and welfare" clause that would allow the county to suspend a regulations lock-in.

- TIMEFRAME FOR AFFORDABILITY OF THE UNITS: The Board supports applying the county's existing Moderate Income Housing Unit law

- SIMPLICITY v. COMPLEXITY: The Board wants every new development in downtown Columbia to include affordable housing. The Board wants the percentage of affordable housing to be feasible -- a percentage that can reasonably be reached without causing the affordable housing to be built outside of downtown, preferably at least 10%.

- TRADE-OFFS:

Add "We believe Columbia was based on inclusiveness."

Action: The Board approved the recommendations it developed at this meeting by a vote of 6-2-0.

For: Messrs. Avery, Boulton, Klein and, Stack; and Mses. Evans and McCord

Against: Mr. Dunn and Ms. Eagan

Abstain: none

11. For Your Information: none

12. Tracking Forms

(a) Tracking Form for Board Requests

(b) Tracking Form for Resident Requests

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

14. Adjournment: The meeting was adjourned at 10:33 p.m.

Respectfully submitted,

Valerie Montague
Recording Secretary