**TOWN CENTER COMMUNITY ASSOCIATION**

 Minutes

 September 17, 2015 APPROVED \_\_\_\_\_\_\_

The regular meeting of the Town Center Community Association Board of Directors was held on Thursday, September 17, 2015, at Vantage House. Those in attendance were Chairperson Linda Wengel; Vice Chairperson Joel Broida; Board members Kirsten Coombs, Lynn Foehrkolb, and Helen Ruther; Village Manager Jeryl Baker; and Assistant Village Manager/Covenant Advisor Patricia Loeber. Also in attendance were Betty Jo Berland and George Laniado (arriving at 7:20 pm).

**At 7:00 p.m., Mr. Broida made a motion, seconded by Ms. Ruther, to approve the agenda. The motion carried unanimously.**

**Ms. Coombs made a motion, seconded by Ms. Foehrkolb, to approve the August 12, 2015, minutes. The motion carried unanimously.**

**Ms. Ruther made a motion, seconded by Ms. Foehrkolb, to table approval of the August 18, 2015, minutes.**

**Resident Speakout**

No one spoke.

**Architectural Committee**

*5430-5480 Ring Dove Lane (Ring Dove*)*:*

Install rain garden on condo property. **After discussion, Ms. Coombs made a motion, seconded by Mr. Broida, to approve the application as submitted. The motion carried unanimously.**

*5619 Vantage Point Rd. (Water’s Edge):*

Install radon mitigation system. **After discussion, Mr. Broida made a motion, seconded by Ms. Coombs, to approve the application as submitted. The motion carried unanimously.**

*5050 Amesbury Dr. (Amesbury):*

Install solar panels on south facing portion of the roof. **After discussion, Ms. Coombs made a motion, seconded by Mr. Broida, to approve the application as submitted. The motion carried unanimously.**

*5600-5691 Vantage Point Rd. (Water’s Edge):*

Install privacy fence on condo property (future landscape plan to be submitted after the fence is installed). **After discussion, Ms. Coombs made a motion, seconded by Mr. Broida, to approve the application as submitted. The motion carried unanimously.**

**Guest: George Laniado,** Town Center’s Representative to the Columbia Association’s Senior Advisory Committee

Ms. Ketley announced that she will be joining the Senior Advisory Committee (SAC) as the Columbia Association (CA) representative. Mr. Laniado mentioned that structurally there should be a representative from each village at all SAC meetings, but at most three or four village representatives attend. Most of the attendees are liaisons from Howard County’s Office of Aging and other concerned entities. Ms. Ketley explained that there are 15 advisory committees and it would be too much to have a village representative at all of them, so they only expect a few of the villages to send representatives to any advisory committee meeting. Mr. Laniado feels like he is not fulfilling his role as he is unable to attend Village Board meetings because of a schedule conflict, but the Board expressed their appreciation for his participation and efforts on behalf of TC residents. Mr. Laniado explained that earlier in the day the SAC had a presentation by Beth Silverman, from the Howard County Department of Community Affairs, Citizen Services, Consumer Complaints Division. She said that the University of Maryland’s Erikson School is interested in providing services to the senior population. They feel there is duplication of services and they want their graduate program students to help. Howard County will broker a program between Erikson/University of Maryland and the Columbia Association. They will design a memorandum of understanding to provide services to seniors. Ms. Wengel stated that there are so many organizations providing services and it is good to have some synergy. Ms. Ruther asked about the senior shuttle. Mr. Laniado sensed antagonism from some in the community as they found the senior shuttle is mostly used by Vantage House residents. Ms. Wengel agreed but stated that for many years no one knew it existed; now it is popular and they CA does not want it anymore. It is CA’s responsibility to promote the senior shuttle. Ms. Ruther heard that CA is going to limit the number of Vantage House residents to 15 on any trip. To use the shuttle there must be at least 4 people over 60 years of age going to the same place anywhere in Columbia. Ms. Ruther suggested that CA should reorganize and promote the senior shuttle.

**Order of Business**

*Downtown Development:*

Ms. Coombs thought the new pathway looks great and noted that building has begun on the complex next to the Metropolitan. Ms. Ruther thought Howard Hughes should erect a sign at the Crescent to let the public know it is the site of future development. She expects a lot of people to start complaining once they see trees starting to come down. Ms Wengel mentioned that the Howard County Council is in the midst of a decision on the affordable housing issues. She felt the Board’s next step should be to see what they do. She is hopeful that the Council will have another public meeting at which the Board could have the opportunity to express its point of view. Mr. Broida thought that in 2010 the lines were drawn and now there is a problem. Ms. Wengel felt the County Council would like to do the right thing. She did not understand the point of giving out a density bonus on other people’s land. She follows the Full Spectrum Housing organization, and they seem to be taking the lead. When the County Council rewrites the New Town Zoning, they will add a housing section, but it will not include the downtown. The Downtown District is the only place in the County with no housing requirements.

*Traffic:*

Ms. Wengel agreed there is a problem with traffic and that plans are already in place to widen roads and make some modifications, but there is nothing much the Board can do to change those plans.

*Amenity Space:*

Ms. Wengel explained that part of the Downtown plan was for each neighborhood to have open space for community gatherings, but there is very little in any of the new buildings in the Downtown. Most open space will be constructed in the plaza in front of the movie theater. If that happens, the Board could consider having Town Center’s village elections there. Ms. Wengel questioned who is in charge of the Downtown Open Space. If the Board sees something wrong, who do they go to? Ms. Coombs offered to call Mary Clay to find out. Ms. Ruther expressed an interest in inviting the new Planning Director to a future Board Meeting to discuss amenity space and street crossing and talking with CA Board member Andy Stack at the October Board meeting about senior issues.

*Discuss Requiring a Condo Association Board Member to Sign Off on AC Applications:*

**After discussion, Ms. Coombs made a motion, seconded by Ms. Ruther, to require all Applications for Exterior Alteration from a resident who lives in a condo to have the application signed by a condo board member, not the property manager. The motion carried unanimously.** Ms. Loeber will modify the current application to reflect this new policy.

**Board and Staff Reports**

*Manager’s Report:*

Submitted in writing. Ms. Baker also mentioned some ideas being passed around regarding a mini-circulator bus that works like Uber and only fits about 4-6 people. **After discussion, Ms. Coombs made a motion, seconded by Mr. Broida, to approve the FY 2016 first quarter financial reports. The** **motion carried unanimously.**

*Chairperson Report:*

Ms. Wengel thanked the Board for their kind thoughts and gift certificate after her surgery. She would like to find out more about the Symphony of Lights plans for using the path around Lake Kittamaqundi. Ms. Baker will follow through on that.

*Columbia Council Report:*

Ms. Ketley talked about the Snowden River Parkway gas station plans. She feels it is part of a bigger issue, since CA has no covenants for commercial property. The County is in charge, yet CA voted recently that they did not want to see the gas station built. Ms. Wengel stated that at some point in time there will be a task force for New Town Zoning and that Snowden River Parkway is part of that plan. Ms. Ketley described the fee structure of CA and the fact that there are presently 241 variations of its recreational facility fees. A consultant was hired and suggested reducing that to 8-9 membership levels. Membership is going down and they are trying to figure out what to do about it.

**Board Member Comments**

Mr. Broida talked about the access road leading to Oakland from Vantage Point Road. He feels it is an accident waiting to happen. He noted that CA owns the road and would like to ban parking altogether. If pushed to do something, CA staff do not believe that the mirrors would work well and that they become an eyesore. Ms. Baker offered to talk with Vantage House regarding the parking and to voice concern about their taking away parking spaces with the new construction. Ms. Foehrkolb noted the tree stumps along Vantage Point Road are still there and they are sprouting massive branches. Ms. Baker offered to follow up with the County.

**Mr. Broida made a motion, seconded by Ms. Ruther, to adjourn the meeting. The motion carried unanimously.** The meeting of the Town Center Village Board adjourned at 8:55p.m. The next scheduled meeting of the Town Center Village Board will be Wednesday, October 14, 2015, at 7:00 p.m.

Recorded and attested to by:

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Jeryl B. Baker, Secretary/Treasurer Date