



**TOWN CENTER COMMUNITY ASSOCIATION  
BOARD OF DIRECTORS MINUTES**

*January 13, 2021*

APPROVED 

The regular meeting of the Town Center Community Association Board of Directors was held on Wednesday, January 13, 2021, entirely by a Zoom virtual meeting due to the continued COVID-19 pandemic. Those present for the meeting were Board Chair Lynn Foehrkolb; Board Vice Chair Kevin Fitzgerald; Board Members Joel Broida, Dean Dworkin, Lin Eagan, and Jamie Hibbard; and Village Manager Lyn Locke.

**At 7:01 p.m., Ms. Foehrkolb called the meeting to order. Ms. Foehrkolb asked for a motion to approve the agenda. Mr. Hibbard made a motion, seconded by Mr. Fitzgerald, to approve the agenda as submitted. The motion carried unanimously. Mr. Fitzgerald made a motion, seconded by Mr. Hibbard, to approve the December 9, 2020 minutes as submitted with the last-minute addition of the Board Chair. The motion carried unanimously.**

**Resident Speak Out**

Anne Peurasaari, Waterbury resident, lodged a complaint regarding the removal of trees in Waterbury on January 5. The Board listened to her complaint and directed her to the Waterbury Board for information. Ms. Foehrkolb, also a Waterbury resident and member of their Landscape Committee, noted that there is a plan in place to ensure applications are submitted on time and per guidelines. She indicated that the Waterbury Condo Board approved the removal of the trees in September upon the assessment and recommendation of a certified arborist. She also noted that trees were removed and/or trimmed for safety reasons as well as in preparation for Waterbury's upcoming siding project. Ms. Foehrkolb stated plans to replenish the landscape are anticipated after the siding project is completed.

**Architectural Committee**

- **5425-5517 Vantage Point Road (Waterbury) – Tree Removal: Mr. Broida made a motion, seconded by Mr. Fitzgerald, to approve the application as submitted. The motion carried unanimously.**

**Order of Business**

***CA FY22 Budget and Charge Share***

Columbia Association recently released their FY22 Draft Budget to all Villages and the public. Mr. Locke noted that total charge share for all Villages is \$3.1 million. Town Centers' recommended allocation for FY22 is \$267,672, which is an 11.0% decrease from pre-COVID 19 levels (\$300,343). The allocation is intended to pay 100% of the Village Manager's and Covenant Manager's salaries as well as a percentage of expenses such as newsletters, events, and some operating expenses such as janitorial and utility expenses. The next CA public Budget discussion is January 21 at 7:00 pm, a virtual Town Hall where CA staff will present the proposed budget to the public. Village Managers reported that their Boards will not object to the lower charge share because of all the CA cuts that occurred in 2020 to get to a \$0 bottom line. Ms. Foehrkolb asked if Town Center will be asked to return funds to CA. Mr.

Locke noted that it will be difficult to get to a \$0 bottom line and did not expect a return of funds to CA with revenues projected to be down more than 75% in the Third and Fourth Quarters. Ms. Eagan noted that the CA budget is a draft by staff and the first Work Session to review it will be January 14. CA Staff are recommending the closing of many pools due to budget constraints, particularly Running Brook and Bryant Woods pools in Wilde Lake. Faulkner Ridge pool is slated to remain open. This would eliminate Town Center's already limited access to a neighborhood pool. After much discussion on this issue, Ms. Foehrkolb asked if Mr. Locke could draft a letter to CA requesting that two pools be kept open in Wilde Lake. Mr. Locke stated he would work on it and present to the Board via email.

### ***Vandalism and Security***

Ms. Foehrkolb noted that there has been a serious vandalism problem in Waterbury targeting one resident (couple) with the last incident being attempted arson. HCPD is increasing patrols and surveillance. Signs for a reward have been posted throughout the Vantage Point Road area. Waterbury's condo board is holding Zoom meeting updates on the situation every Wednesday that are open to residents in the Vantage Point Road area.

### ***January 19, 5:30 PM COVID MEMORIAL***

Ms. Foehrkolb noted that the Biden/Harris Administration announced a Memorial for victims of COVID on January 19 at 5:30pm as part of the inauguration events. In support of the memorial it is being requested that residents/businesses turn on lights or light candles to honor the event and this will be promoted in the Flash. Historic Oakland will turn lights on at 5:30pm, light a candle in the Porte Cochere and put out white chairs in honor of the victims. Juniper, TenM and MFlats will also be participating. Ms. Eagan suggested postings to Facebook. Kittamaquandi Church is holding a candlelight Zoom vigil.

### ***Photo and Video Contest Review and Winners' Selection***

The Board reviewed the photos submitted for the contest. The winners' selected were: Grand Prize: Franklin Walker (\$50), Second Prize Alyse Carter (\$25) and Honorable Mention Stephanie Langford (\$10).

### ***Town Center Elections***

Ms. Foehrkolb noted that Board elections are coming up. Mr. Locke noted that all Villages are doing the elections on Saturday, April 24. Ms. Foehrkolb noted that she is up for election as well as Mr. Dworkin. Mr. Locke added that Mr. Broida is up for election too. Ms. Foehrkolb noted that we need a Packet, and an Election Chair needs to be appointed. Ms. Foehrkolb asked Mr. Hibbard to be the Election Chair. Mr. Hibbard agreed and had the full support of the Board. Mr. Locke noted that the Election Packet would be available by mid-February for emailing or pickup.

### ***Board and Staff Reports***

#### ***Board Chairperson's Report***

A virtual meeting of TC Condo Board Presidents/Officers will be held January 16<sup>th</sup> at 5:00 PM. TC Board members are invited to attend. Safety/vandalism will be discussed as well as other subjects. Ms. Foehrkolb attended a meeting of the Downtown Columbia Partnership on January 12<sup>th</sup>. Of note, the new Inner Arbor Trust Concept Plan was presented, Marlow apartment building in Merriweather District is to break ground in February, and the Lidl grocery store should be opening at the Mall in late spring. Ms. Foehrkolb encouraged people to attend the Cocktail Popups at Color Burst Park occurring each weekend thru February.

**Columbia Council Report**

Ms. Eagan reported on CA's FY22 Budget, which continues to be CA's main focus at this time. Haven on the Lake is proposed to be closed due to continued losses in revenue. Many pools are also slated to remain closed. Open Space is a large part of the budget and should remain so as it is critical to the environment and community life. Community services are important, e.g. before and after daycare. Ms. Eagan encouraged the Board to participate in the CA Town Hall to prioritize items, submit questions and outline priorities. Stream restoration projects are on- going in Columbia and being paid for by State grants. More State and County grants are needed. The IAT (Inner Arbor Trust) received a \$139,000 grant which will allow operations next year. Mr. Locke forwarded the FY22 CA Budget to the Board via email.

**Manager's Report**

Submitted in writing. Mr. Locke also presented the new CenterFold. Everyone liked the new design. He also added that CA's legal department did not sign the Juniper Annexation as they caught something that slipped through when they signed the Metropolitan Annexation four years ago. CA does not want to have architectural review of balconies in the Town Center and asked that to be modified by Howard Hughes' attorneys. We should get something from Howard Hughes in two to four weeks. Mr. Locke added that Council Chairwoman Walsh was invited to a Board Meeting. She is tentatively scheduled to attend in February and will discuss anything we like including her vote on the New Cultural Center.

**Board Member Comments**

Mr. Dworkin mentioned that he noticed a large speaker at the Wilde Lake CVS Pharmacy parking lot broadcasting sound which he assumed was to deter loitering. He wants to find out what it is used for. Mr. Broida noted that he was pleased with how the Pantry was going. Money and cat food have been left recently. The Board complimented Mr. Broida on his amazing care of the Pantry. Mr. Broida noted that the COVID vaccine was being given at RVH and it was going well.

**Adjournment of Meeting**

**Ms. Foehrkolb made a motion, seconded by Mr. Broida, to adjourn the meeting. The motion carried unanimously.** The meeting of the Town Center Village Board adjourned at 8:32 p.m. The next scheduled meeting of the Town Center Village Board will be Wednesday, February 10, 2021, at 7:00 p.m.

*Recorded and attested to by:*

  
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Lyn Locke, Secretary/Treasurer

Date 2/10/2021