



Town Center Community Association  
Board of Directors Minutes

*July 13, 2022*

APPROVED

The regular meeting of the Town Center Community Association (TCCA) Board of Directors was held on Wednesday, July 13, 2022, both in-person and via Zoom virtual meeting due to the continued COVID-19 pandemic. Those present for the meeting were Lynn Foehrkolb, Chair; Joel Broida (Zoom), Lin Eagan, Jamison Hibbard, Alyse Carter, and Clara Pino Vice-Chair (Telephone), Board Members; and Lyn Locke, Village Manager. Kevin Fitzgerald, CA Council Representative (Absent) and Dean Dworkin (Absent). The Board was pleased to have in attendance Joanna Chen Constituent Services Liaison, Office of the County Executive.

At 7:00 p.m., in accordance with the TCCA By-Laws, Ms. Foehrkolb called the meeting of the TCCA Board to order.

**Ms. Foehrkolb asked for a motion to approve the agenda. Ms. Eagan made a motion to approve the agenda, seconded by Mr. Hibbard. The motion carried unanimously.**

**Ms. Foehrkolb called for a motion to approve the June 8, 2022, minutes. Mr. Broida made a motion to approve the minutes, seconded by Mr. Hibbard. The motion carried unanimously.**

#### **Resident Speak Out**

There were no residents that raised issues.

#### **Architectural Committee**

- **Mr. Hibbard called the ARC meeting to order and asked for a motion to approve the agenda.**
- **Mr. Broida made a motion to approve the ARC agenda, seconded by Ms. Pino. The motion carried unanimously.**
- **Ms. Carter made a motion to approve the 6080 Laurel Wreath Way submission for installing two security cameras, seconded by Ms. Eagan. The motion carried unanimously.**

## Order of Business

- FY2022 Year-End Financial Statements
- FY2023 Revised Budget
- Strategic Plan Goal Updates from Board Members
- Senator Clarence Lam Updates
- Safety
- Adopt a Spot
- Lakefront North
- Diversity, Equity, and Inclusion Draft Statements

### ***FY2022 Year-End Financial Statements***

Mr. Locke reviewed the year-end FY2022 Financial Statements. He highlighted that the Columbia Association (CA) Board of Directors voted on June 23 to include certain items in the Excess Cash Formula as well as exclude other items. The CA Board did not agree to include the items requested by the Town Center Board when it took its final vote.

Based on the CA Board vote all Villages finalized their FY22 Statements with the approved amendments made to the Excess Cash Formula. As a result, Town Center owes back \$42K to CA to be used for environmental projects in the Village. FY22 ended up with a positive \$38K Net Asset Change for the year with Historic Oakland rental revenues (weddings, meetings, and other social events) being up over budget by more than 30.5%.

Mr. Hibbard asked about what items were taken out of cash to determine Town Center's Excess Cash Amount. Mr. Locke reviewed the Excess Cash Schedule and the items that were excluded and approved by the CA Board. Mr. Hibbard also asked about the change in expenses in both fees and operating expenses. Mr. Locke noted that the largest change in expenses was the success of the tent rental package which had \$35,000 in tent expenses (which were offset by tent rental revenues).

**Ms. Foehrkolb called for a motion to approve the FY2022 Financial Statements, Mr. Hibbard made a motion to approve the Statements, seconded by Ms. Carter. The motion passed unanimously.**

### ***FY2023 Budget Update***

Mr. Locke noted that the Board approved the FY23 Budget in April, but CA wanted CA Medical Reimbursements updated and wanted Depreciation added in full, which includes the new website. Mr. Locke reviewed all the changes from the June revised budget compared to the original April budget. He commented on both the revenue and expense items that differed from both versions.

**Ms. Foehrkolb called for a motion to approve the FY2023 Revised Budget, Mr. Broida made a motion to approve the Revised FY23 Budget, seconded by Mr. Hibbard. The motion passed unanimously.**

### ***Strategic Plan Goals Updates From Board Members***

Ms. Foehrkolb noted that we set the next Condo Board Presidents' Meeting for August 11 at 7:00PM. She mentioned that Ms. Katherine McCarter will join us to discuss how to be environmentally sound with our yards in removing as much grass as possible. Mr. Locke noted the following: 1) he participated in Juneteenth as a committee member in planning the event and in the celebration at Rouse Theater on June 30. TCCA was recognized for their contributions by the Howard County Center for African American Culture; 2) reviewed Ms. Pino's draft of a Diversity, Equity, and Inclusion (DEI) statement for Town Center; and 3) attended a meeting where it was noted that the Medical Office Building in Town Center will begin in about 4-8 weeks. Ms. Pino mentioned that Kantola's DEI training is worthwhile, she noted that she is working with Bob Moynihan on the Davidge Drive Adopt and Spot and she is pivoting to working on assisting Mr. Locke with marketing and social media goals over the next few months.

### ***Senator Clarence Lam Update***

Senator Lam noted that he used to be on the Harper's Choice Community Board, and he appreciates the local work that Villages Board's do to serve their residents. Mr. Broida asked about the B5 COVID variant. Dr. Lam noted that Howard County has one of the highest vaccination rates in the Country but that the B5 variant could present challenges in the Fall. Special B5 boosters are being developed and they could be available by Fall. He recommended that residents take precautions as necessary with masking and to stay up to date with boosters.

Mr. Hibbard asked Senator Lam about the key initiatives he is working on now. Senator Lam mentioned the following: 1) County is in the midst of early voting; 2) the redistricting will put Howard County 100% in District 12 (A) and one delegate will be lost; 3) Representative Sarbanes will represent our district (Congressional District 3) if he wins re-election; 4) passed senior homeowner discounts and tax credits for those earning under \$100,000; and 5) passed the March gas tax holiday (\$60 million tax loss for State).

### ***Safety***

Mr. Locke noted that he has spent a lot of time on safety issues related to the Vantage Point Road area. He has been in regular contact with HOCO Police as well as community residents.

### ***Adopt a Spot Locations***

Ms. Foehrkolb noted that she met with John McCoy of CA to visit the Lake Kittamaquandi area to select the next Adopt a Spot. They selected the lake-to-lake path where the trees were planted last Fall. She also spoke with the Banneker and Wyndham Presidents to coordinate with them where CA could do Adopt a Spot in their neighborhoods. She put a note in the CenterNews to also do an Adopt a Spot around Amesbury.

### ***Lakefront North Update***

Mr. Locke noted that the HOCO Planning Board update from the July 7 meeting on Lakefront North was put in the Board Portal. The project is moving through the County's process.

### ***Diversity, Equity an Inclusion TCCA Draft***

Ms. Pino presented two options for the Diversity, Equity, and Inclusion statement for Town Center. She mentioned that the statements were designed to tie into our mission statement. DEI statements were reviewed for CA and other big brands, and two different versions were

drafted for review. The DEI Statement will be placed on Town Center’s website and in the TCCA Employee Handbook. Board members asked to add a comment about James Rouse’s vision in one of the sentences.

### **Board and Staff Reports**

#### ***Board Chairperson’s Report***

Ms. Foehrkolb noted that she did not have any additional updates.

#### ***Columbia Council Report***

No report as Mr. Fitzgerald was absent.

#### ***Manager’s Report***

Mr. Locke reported on the following: 1) the Village Managers met on July 13 to discuss year-end financials for 2022. Several Villages noted that they would be returning money to CA; 2) CA noted that fitness memberships are back to 70% of pre-COVID levels; 3) CA Open Space is recoating and improving tunnels on the pathways; 4) Lakefront Live has attracted 300-500 people per event; 5) CA is harvesting algae and plants from Wilde Lake and Lake Kittamaquandi; and 6) the Medical Office Building project is starting near Lake Kittamaquandi.

#### ***Board Member Comments***

Ms. Eagan noted that the CA Senior Advisory Committee needs more engaged members from all Villages. Ms. Carter noted three different ideas for events: 1) hold a “Block Party and/or information fair” in the Merriweather District to have all groups come in to have tables to explain what they do (CA, DACC, IAT, EcoWorks, Merriweather, Downtown Columbia Partnership); 2) do a community cookout in Vantage Point Park near the Little Free Pantry and invite Grassroots and Hope Works 3) hold a month-long scavenger hunt for younger people to send them around Town Center to win prizes.

#### **Adjournment of Meeting**

**Ms. Foehrkolb asked for a motion to adjourn the meeting. Ms. Carter made a motion to adjourn the meeting, seconded by Ms. Eagan. The motion carried unanimously. The meeting of the Town Center Village Board adjourned at 8:39 p.m. The next scheduled meeting of the Town Center Village Board will be Wednesday, August 10, 2022, at 7:00 p.m.**

*Recorded and attested to by:*

  
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Lyn Locke, Secretary/Treasurer

8/10/2022  
Date