



Town Center Community Association
Board of Directors Minutes

September 14, 2022

APPROVED 

The regular meeting of the Town Center Community Association (TCCA) Board of Directors was held on Wednesday, September 14, 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, Dean Dworkin (Absent), Jamison Hibbard (Absent), Alyse Carter (Zoom and In-person), and Clara Pino Vice-Chair (Absent), Board Members; and Lyn Locke, Village Manager and Kevin Fitzgerald, CA Council Representative. The Board was pleased to have in attendance Joanna Chen Constituent Services Liaison, Office of the County Executive.

At 7:11 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. Mr. Broida made a motion to approve the agenda, seconded by Ms. Eagan. The motion carried unanimously.

Ms. Foehrkolb called for a motion to approve the August 10, 2022, minutes. Ms. Eagan made a motion to approve the minutes, seconded by Mr. Broida. The motion carried unanimously.

Resident Speak Out

The were no residents that raised issues.

Architectural Committee

- In Mr. Hibbard's absence Mr. Broida called the ARC meeting to order.
- Mr. Locke reviewed the submission to remove a Cherry Tree in Governors Grant Master Association near the addresses of 10219-10225 Brighton Ridge Way, Columbia. Ms. Foehrkolb asked for a motion to approve the submission.
- **Mr. Broida made a motion to approve the application as submitted, seconded by Ms. Carter. The motion carried unanimously.**

Order of Business

- **CA reviewed: Fourth Quarter FY22 Financial Statements**
- **1Q FY 23 Financial Statements**
- **Board Policies Review**
- **Rental Market & Recent Increases**
- **E-Scooter Parking Corral Update**
- **Lakefront North Updates (if any)**
- **Strategic Goals Update**

CA Reviewed: Fourth Quarter FY22 Financial Statements

Mr. Locke noted that the Columbia Association reviewed the FY22 Year-end Financial Statements and asked that the excess cash be reflected in those statements. The revised statements were reviewed at the meeting.

Ms. Foehrkolb made a motion to approve the amended Fourth Quarter FY22 Financial Statements as submitted, seconded by Mr. Broida. The motion passed unanimously.

1Q FY 23 Financial Statements

Mr. Locke gave an overview of the 1QFY 2023 Financial Statements. TCCA ended the quarter with more revenue than budgeted (+\$11K) and less expenses (-\$12K) for a Net Asset Change of positive + \$23K. Ms. Eagan asked, "What types of events are we getting?" Mr. Locke noted that Historic Oakland is getting more mid-week weddings (Monday-Thursday) than before COVID, and that total revenue is not back to pre-COVID revenue levels.

Ms. Foehrkolb made a motion to approve the First Quarter FY23 Financial Statements as submitted, seconded by Mr. Broida. The motion passed unanimously.

Board Policies Review

Ms. Foehrkolb commented about expanding the onboarding of new TCCA Board members and updating the presentation for the first Board meeting of the year. She would like an ad hoc work group of the Board to present a recommendation to the full Board, which would also include a new media/social media policy. Ms. Foehrkolb asked for volunteers from the Board.

Ms. Eagan indicated that is excellent and will help all Board members. Mr. Fitzgerald noted that he had some resources that he could contribute to assist. Ms. Carter indicated that this would be helpful for future Board members as we all have different "touch points" in the community. Ms. Carter also noted that she could put together a list of questions that she had that would be helpful to new Board members. Ms. Carter suggested that all Village Boards should get together on an informal basis each year for training or an event so that there could be more "joint village cooperation."

Rental Market & Recent Increases

Ms. Carter noted that property management companies in all areas of Columbia recently increased rents significantly which has created many challenges for all renters. Ms. Carter made three points: 1) Rents are not reflective of the quality of the building and amenities; 2) these rent increases will price out the diversity that Columbia was founded on and 3) will price

out younger families and people that want to start a family. She noted that apartments are the key to getting people to Columbia, getting people to fall in love with Columbia and getting people to stay. This is both a County-wide and State-wide problem. She added: Montgomery County recently passed rent controls at 8% to assist renters.

Ms. Foehrkolb asked Ms. Chen if there are any rent controls or caps that could be put in place. Ms. Chen indicated she would check with the staff at Howard County Government and get back to Mr. Locke.

Ms. Foehrkolb noted to Ms. Carter that District 4 Council Representative Deb Jung is also a good resource to talk with regarding this matter.

E-scooter Corral/Parking Vantage Point Road

Mr. Locke noted that after having walked Vantage Point Road with the County Office of Transportation that there is not any adequate space to put in an e-scooter parking corral that meets County specifications of 10' x 6'. In addition, Mr. Locke reached out to Lake Kittamaquandi Church to see if they would put a parking corral in their private parking lot.

Lakefront North Update

Mr. Locke noted that the only update since the last Board Meeting is that the County is waiting for some revised plans to be filed by Howard Hughes Corporation in Project Dox by October 13, 2022.

Strategic Plan Goals Updates From Board Members

Ms. Foehrkolb asked for updates on strategic goals. Mr. Locke noted the following: 1) the Town Center survey was sent out via Survey Monkey on August 19 and the survey closed September 5. Survey results are being tabulated. About 101 resident responses were received; 2) TCCA held the HOA Condo Presidents meeting on August 11 and the presidents were updated on various community issues; 3) the Board-approved Diversity, Equity and Inclusion statement was put on the TCCA website in mid-August; and 4) the County's Office of Transportation evaluated Vantage Point Road parking signage on both sides and agreed to make changes that were recommended by residents and the TCCA Board. The movement of parking signs added an additional 8-12 parking spaces between Vantage Point Park and the Water's Edge traffic circle.

Board and Staff Reports

Board Chairperson's Report

Ms. Foehrkolb noted the following updates: 1) the recent CenterFold article resulted in a resident from Governor's Grant volunteering to start Yards Alive in Town Center; and 2) she asked for a Board volunteer to attend the HOCO by Design Meeting in person or by Zoom on September 22 and/or 28. Ms. Eagan volunteered to attend.

Columbia Council Report

Mr. Fitzgerald noted the following: 1) the CA Board had a work session to prepare for the next Board Meeting with the FY24 Budget being a priority; 2) CA sent out a survey to residents to

get their feedback on various issues related to the FY24 CA Budget. Sixty-six percent of the three hundred respondents indicated it was their first time participating in the budget process; Most important items were: Community Services (39%), Community Operations (31%), Capital Improvements (21%), Village Associations (6%) and CA Marketing/Communications (3%). The most important services were outdoor services such as aquatics and lakefront entertainment events. Residents also noted they would prefer improving existing buildings through renovation and maintenance rather than new construction; and 3) CA's metrics for success for the MBE (Minority Business Enterprises) Program is going well. They are working with the County on programs to use certified MBE companies when bidding on projects.

Manager's Report

Mr. Locke reported on the following: 1) at the September 14 Village Managers meeting we asked CA for the time schedule that they envision for negotiating the new CA/Villages' 5-Year Management Contract that expires April 2024; 2) CA staff is looking for Village Board Member comments on the FY2024 Budget by mid-October; and 3) DARS law commented on safety issues for community associations such as TCCA and what associations should and should not do.

Ms. Carter commented regarding safety that the County could put up street signs highlighting safety and/or the non-emergency number. Ms. Chen commented that she would investigate it.

Board Member Comments

Mr. Broida thanked everyone involved with the Little Free Pantry. He noted that an article is going in the monthly "Vantage News."

Adjournment of Meeting

Ms. Foehrkolb asked for a motion to adjourn the meeting. Ms. Eagan made a motion to adjourn the meeting, seconded by Mr. Broida. The motion carried unanimously. The meeting of the Town Center Village Board adjourned at 8:34 p.m. The next scheduled meeting of the Town Center Village Board will be Wednesday, October 12, 2022, at 7:00 p.m.

Recorded and attested to by:



Lyn Locke, Secretary/Treasurer

10/12/2022

Date