



TOWN CENTER COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MINUTES

December 09, 2020

APPROVED _____

The regular meeting of the Town Center Community Association Board of Directors was held on Wednesday, November 11, 2020, entirely by a Zoom virtual meeting. 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 7:00 p.m., Ms. Lynn Foehrkolb called the meeting to order. Mr. Broida made a motion, seconded by Mr. Fitzgerald, to approve the agenda as submitted. The motion carried unanimously.

Ms. Hibbard made a motion, seconded by Mr. Broida to approve the November 11, 2020, minutes as submitted with minor change by the Board Chair. The motion carried unanimously.

Resident Speak out

Sandy Queen, president of Waterbury, was available to answer questions about the Architectural submission for her community including the one that was withdrawn (5515 Vantage Point Road).

Architectural Committee

Committee approved the submission for 5425 Vantage Point Road (Waterbury): installation of Radon System and Ring Doorbell installation.

Order of Business

- *Second Quarter FY 21 Financials*
- *NT Visioning Workshop Update*
- *New Cultural Center Update on Council Work Sessions*
- *Waterbury Security*

Second Quarter FY21 Financials

Mr. Locke reviewed FY21 Second Quarter Financials reporting that there was a net asset increase of \$36,703 on revenues of \$160,437 and expenses of \$123,734. Revenue were higher than projected due to new events booked short-term, increased advertising and other states closing events requiring clients to shift to Historic Oakland and other venues. Mr. Hibbard commented that the Second Quarter revenue budgeted was also a little lower compared to the past. Mr. Locke agreed. Mr. Locke noted that the Third Quarter Budget was going to be more challenging than expected because of the COVID event restrictions put on by Maryland Governor Hogan and County Executive Ball. **Mr. Fitzgerald made a motion to approve the Second Quarter financials, seconded by Mr. Broida. The motion passed unanimously.**

NT Visioning Workshop Update

Ms. Foehrkolb commented that the New Town Visioning Workshops were a little confusing in terms of how it fits in to the County Plan and/or the Columbia Association (CA) planning. The Consultants were not aligned with the Columbia Association Board or staff as was apparent from the comments from the

recent session. Ms. Eagan commented that the Workshops were intended to give input to the CA plan on issues such as outparcels, housing, purpose of villages, and transportation. Need density within villages, the downtown and other areas so that it is walkable. I hope that the ideas from the workshop get into the Howard County General Plan and Downtown Plan. Some are pushing for a Columbia Planning Board. Mr. Locke commented that the Workshop process lasted five months over seven sessions and reviewed critical issues such as affordable housing, governance, transportation, purpose of villages, and diversity. Mr. Locke indicated that the first draft of the consultant's report would be available in three to five weeks and used as part of the CA budgeting and planning process in January and February.

New Cultural Center Update on Council Work Sessions

Mr. Locke noted that the Council Work Sessions resulted in getting more information that Deb Jung requested including a new property assessment and some financials including the business plan. The Ornstein financials on Tobey's were not provided. The issue was tabled until January. The earliest it can come up for a vote is late January or February. The new Council Chair is Liz Walsh. She will work with the Council to determine if the \$55 million is included in the County Budget and the overall \$150 million project proceeds. Mr. Fitzgerald noted "who will run the New Cultural Center if Tobey fails?" Mr. Broida noted that "this is a band aid for affordable housing". Ms. Eagan noted that the affordable housing piece was critical to getting the state and federal money to complete the overall project. It is ludicrous to build a whole cultural center around an artist community that is not evolving. We do not need a dinner theater. Ms. Eagan noted that the road structure in and out of the area is terrible.

Related to the traffic in the area, Ms. Eagan noted that Symphony of Lights has proceeded without permission and the private COVID testing has proceeded. Both events have led to traffic issues and permission was not granted for either.

Waterbury Security

Mr. Locke noted that "one bad actor" in the area has vandalized the area, breaking windows, slashing tires, shooting animals with an air rifle. A Zoom call was setup on December 7 with the Waterbury Board, local HOA presidents surrounding Waterbury and the Howard County Police Department (HCPD). Mr. Locke distributed an action list on December 7 of what homeowners can do if they are impacted. The list was compiled by the HCPD and included information on how to setup a Ring network. Mr. Locke talked with the victims of the incidents and the HCPD. Officer Abrashoff has talked with parents and young adult to stop the incidents. Ms. Foehrkolb noted that Waterbury HOA should help with the cost of security or lighting. Also, maybe BGE can add extra lighting.

Mr. Fitzgerald noted the fatal shooting at the Mall over the previous weekend. He noted that the lighting was poor in and around the area toward the apartment buildings. Also noted that buildings were "tagged with graffiti". Ms. Foehrkolb is going to ask Barb Nicklas, Mall Manager, about whether something can be done with extra lighting or security as this is not the first time something like this has happened. Ms. Foehrkolb also noted she is going to get the HOA Presidents together for some time starting late January.

Board and Staff Reports

Board Chairperson's Report

Ms. Foehrkolb noted the following: Mr. Fitzgerald will look for the Rosslyn Rise/Enterprise video of the kickoff meeting and send to Board, Ms. Foehrkolb received a nice note from Linda Wengel on IAT land use and she read Ian Kennedy's disappointing editorial in the Columbia Flier about Symphony of Lights.

Columbia Council Report

Ms. Eagan said that the CA is doing a lot of construction off Little Patuxent, Broken Land Parkway, and others. Nice partnership between CA and County. Looking to maybe develop a "super homeowners association". A lot of storm water management being done even during the financial crunch. CA doing

a lot of easement requests, the search firm for a new CA president has received about 40 resumes and the process needs to be completed by February, Milton Mathews needs to present the FY22 budget and February. 50% of our revenue comes from our facilities. CA trying to setup a virtual town hall on January 21 on the new CA budget. CA able to payoff old line of credit and refinance for a new line of credit. CA Board is going to review the Trust concept plan this Thursday, December 10. Lawsuit between CA and IMA is continuing. Court of Special Appeals reversed the injunction for Symphony of Lights. Can not seem to stop total abuse of CA's land rights. However, were able to get Main Events (Brad Canfield) off driving cars on the land but use of the Pavilion is still impeded with all the traffic.

Manager's Report

Submitted in writing. Mr. Locke also added he has a meeting with Liz Walsh the new Council Chairwomen. Mr. Locke noted that the Hartford Insurance audit on FUTA and SUTA taxes went well, and we passed and will receive a credit back. He noted that he has had several meetings with CA and will be having a budget meeting with Susan Krabbe next week with all the villages to begin the FY22 budget process. Mr. Locke noted the CA 50/50 Program that CA has for property owners that own property that abuts CA property. CA will pay for ½ the cost of a land survey. CA planted 178 trees in Open Space this year with one half paid by Howard Hughes. CA is taking down about 150-200 Ash trees near Kendall Ridge, focusing on pathway trimming and replacing Bridge ID tags that were stolen, and CA is working on a lot of stream restoration projects including around Lake Kittamaquandi. Mr. Locke noted there were COVID spikes in Village Centers and leases. CA is also deciding whether to close Fitness Centers. Ms. Eagan noted that homeowners' documents are online in other Villages and we should do that. Mr. Locke noted that he was working on that and that it would be available within two weeks.

Board Member Comments

Mr. Dworkin asked about the Flier Building and easement. Ms. Foehrkolb reported that there was not an easement originally for access by walking or biking to Little Patuxent. Kevin McAliley of Wilde Lake brought this to our attention and the easement passed in the Council Meeting. Mr. Fitzgerald mentioned the new Ice Rink, the new Post Office, and new restaurants (Busboys and Poets). Ms. Foehrkolb noted that Busboys and Poets is delaying their opening, Juniper is about 55%-60% rented, Howard Hughes will continue with building Marlow in 2021, Milton Mathews not commenting on the budget and there will be no lights on the lakefront this year. Mr. Locke noted that Howard Hughes has done about 8-10 tours of Clyde's but does not have a contract yet.

Everyone wished each other Happy Holidays.

Adjournment of Meeting

Ms. Foehrkolb made a motion, seconded by Mr. Fitzgerald, to adjourn the meeting. The motion carried unanimously. The meeting of the Town Center Village Board adjourned at 9:07 p.m. The next scheduled meeting of the Town Center Village Board will be Wednesday, January 13, 2021, at 7:00 p.m.

Recorded and attested to by:

Lyn Locke, Secretary/Treasurer

Date