



*Harper's Choice Community Association*

**Architectural Committee Meeting Minutes  
January 13, 2015**

In attendance: Phil Lentocha, Inez Gaynor-Vessels, Arnold Weinberg, Debbie Nix  
and applicants South and Moss.

<b>LOG #</b>	<b>NAME</b>	<b>ADDRESS</b>	<b>ACTION</b>	<b>PROPOSED ALTERATION</b>
<b>Log #</b>	<b>Name</b>	<b>Address</b>	<b>Action</b>	<b>Description of Proposed Exterior Alteration</b>
8379	Moss	5005 Straight Star Place	A-1/13	In-home business - Individual and family therapy practice; change of business hours
8388	Papa Johns	5485 Harper's Farm Road	T-12/8, 1/13; need info on amended location, sign	Install sign on building facing Cedar Lane
8389	Jenkins	11309 Ridermark Row	A-1/13 w/provisions	Rear screened porch converted to an all-season sunroom
8390	South	11166 Wood Elves Way	A-1/13	Replace roof, gutter system
8391	Deatherage	5426 Hesperus Drive	A-1/13	Replacement windows, garage doors, slider door in rear
8392	Allnut	5250 Eliot's Oak Road	A-1/13	Replacement windows, garage door, handrail at LL walkup; French door

At end of regular meeting, close session as per HOA Section 11B-1 11(4)(IV): Consultation w/staff personnel, consultants, attorneys or other persons in connection w/pending or potential litigation

*Kahler Hall*

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**HARPER'S CHOICE COMMUNITY ASSOCIATION**  
**STATEMENT FOR MEETING IN CLOSED SESSION**

Location:  
 Kahler Hall  
 5440 Old Tucker Row Columbia, MD 21045

Date: 1/13/2015

Vote to Close Session:

	A YE	N AY	AB STAIN	AB SENT
Chair, Roselle Commins	[ ]	[ ]	[ ]	[X]
Danny Boyter	[ ]	[ ]	[ ]	[X]
Phil Lentocho	[X]	[ ]	[ ]	[ ]
Inez Gaynor-Vessels	[X]	[ ]	[ ]	[ ]
Arnold Weinberg	[X]	[ ]	[ ]	[ ]

**REASON(S) FOR MEETING IN CLOSED SESSION**

Pursuant to Maryland Home Owners Association Act the Harper's Choice Village Board voted to meet in closed session or adjourn an open session to a closed session in order to:

- (1) [ ] Discuss matters pertaining to employees and personnel;
- (2) [ ] Protect the privacy or reputation of individuals in matters not related to homeowners association's business;
- (3) [ ] Consultation with legal counsel on legal matters;
- (4) [X] **Consultation with staff personnel, consultants, attorneys, board members, or other persons in connection with pending or potential litigation;**
- (5) [ ] Investigative proceedings concerning possible or actual criminal misconduct;
- (6) [ ] Consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the homeowners association;
- (7) [ ] Compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure; or
- (8) [ ] Discussion of individual owner assessment accounts.

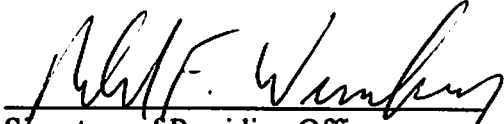
**TOPICS TO BE DISCUSSED:** Reported covenant violations and enforcement.

**Time closed session began: 8:20 p.m. Time closed session ended: 8:55 p.m.**

**PERSONS PRESENT DURING CLOSED SESSION:** Phil Lentocha, Inez Gaynor-Vessels, Arnold Weinberg, Debbie Nix.

**OUTCOME OF CLOSED SESSION** (e.g., specific action taken, results of vote, no action taken):

Committee determined that complaints that cannot be visually confirmed will not be referred to the Village Board for legal action.

  
Signature of Presiding Officer