

**HARPER'S CHOICE COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
APRIL 17, 2012
APPROVED JUNE 5, 2012**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, April 17, 2012 at Kahler Hall, Columbia, Maryland. Clare Brooks, Claire Albert, Clarence Lam, Ann DeLacy, Stephen Cook, Linda Kangrga, Cindy Coyle and Wendy Tzucker attended.

Ms. Brooks called the meeting to order at 7:00pm.

APPROVAL OF THE AGENDA

Ms. Tzucker reported that the representative from Kimco was not able to attend. **Mr. Cook moved to accept the Agenda as amended. Dr. Lam seconded. All in favor**

APPROVAL OF THE MINUTES

Dr. Lam moved to approve the Minutes of February 21, 2012 with the addition of "Mr. Cook moved to approve the draft budget as revised. Ms. Kong seconded: all in favor." Mr. Cook seconded; passed unanimously

RESIDENT SPEAK OUT

No residents were present for Resident Speak Out.

COLUMBIA COUNCIL REPORT

Ms. Coyle reported on the work of the ERC. She said that the CA Board of Directors are scheduled to hear the presentation and hold on the vote on Thursday, April 26. Ms. Tzucker explained that there are still many unanswered questions such as how will the assessment share be handled in future years and what contingency fund is the report talking about. **Ms. Albert moved that the Board send a memo to CA Board of Directors asking for a postponement of the vote until these questions are answered. Ms. DeLacy seconded. The Motion was amended to include an invitation to the entire ERC to meet with the Village Board to answer these questions. All in favor.**

NEW BUSINESS

AC Issues

1. Architectural Committee Appointments –Covenant Advisor, Debbie Nix, reported that the entire committee would like to be re-appointed for FY 2013. **Ms. DeLacy moved to return the entire AC for the FY 2013. Ms. Kangrga seconded. All in favor.**
2. Grand Banks Road – Ms. Nix explained that seventeen homes on Grand Banks have property lines that go out beyond their fences and extend to the middle of an open area that needs to be cleaned-up and maintained. Due to the number of homes in violation, Ms. Nix asked for the Board's suggestions in ameliorating this problem. **Ms. Coyle moved that the Board obtain quotes to have the property surveyed. Mr. Cook seconded. All opposed, motion failed. Dr. Lam moved that the regular process for informing residents about covenant violations be used. Ms. Coyle seconded. All in favor.**
3. Final Review Committee – **Ms. Albert moved to change the Covenants for that more people can have a Covenant appeal. Mr. Cook seconded.** Ms. Albert expressed her concern for the current method of hear appeals. After calling the question, Ms. Albert in favor, all others opposed. Motion failed.
Mr. Cook moved to form a committee to explore how other villages handle their final reviews. Ms. Coyle seconded; all in favor. Ms. Albert, Ms. DeLacy and Ms. Nix will be on the committee.

4. Ms Coyle said that she had been contacted by a resident on Mystic Ct. about a neighbor's violation. Ms. Nix assured her that the situation was well in hand.

Hobbit's Glen Clubhouse Ms. Coyle and Ms. Albert explained the plans for the renovation/re-build of the Clubhouse. **Ms. Albert moved that that the Board approve option #2 for new construction. Ms. DeLacy seconded; all in favor.**

Ms. Albert moved that the Board support the necessity for a turnhouse for an additional \$250,000. Ms. DeLacy seconded; all in favor.

Dr. Lam moved to support a new curb cut. Ms. DeLacy seconded; all in favor except Ms. Kangra who opposed. Motion passed.

Dr. Lam moved to reject any of the proposed modifications or changes to the golf course and greens as these changes would not only disrupt current play, but would also have significant cost implications. Ms. DeLacy seconded. All in favor.

UNFINISHED BUSINESS

Symphony Woods – **Dr. Lam motioned to approve the draft of the proposed letter to the Columbia Board of Directors in favor of most of the proposed plans for Symphony Woods with minor corrections. Mr. Cook seconded: all in favor.**

FY 2013 Budget – **Ms. DeLacy moved to approve the HCCA Budget for FY'13. Mr. Cook seconded: all in favor.**

COMMITTEE REPORTS

HCVCCP Reports – Concept plans will be available during the Elections. A member of the committee will be available to answer questions.

Finance Committee – The Finance Committee has been completed their work with the passing of the budget.

VILLAGE MANAGER REPORT

Ms. Tzucker reviewed plans for Election Day. The first Village Board meeting of FY 2013 is scheduled for May 1, 2012,

BOARD MEMBER REPORTS

Ms. DeLacy thanked Ms. Brooks for her service as chairman of the Village Board.

Ms. Coyle congratulated Ms. DeLacy on making it through the primary election to make it to the general election for school board.

ACTION ITEMS

Write letters re: Assessment Report, Symphony Woods
and the Clubhouse

Ms. Tzucker

Meeting adjourned at 9:00 to go into Executive Session to discuss personnel matters.