

**HARPER'S CHOICE COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
AUGUST 14, 2012
APPROVED SEPTEMBER 11, 2012**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, August 14, 2012, 2012 at Kahler Hall, Columbia, Maryland. Clare Brooks, Claire Albert, Clarence Lam, Alicia Kong, Stephen Cook, Linda Kangrga, Cindy Coyle and Wendy Tzucker attended.

Mr. Cook called the meeting to order at 7:00pm.

APPROVAL OF THE AGENDA

Ms. Brooks moved to accept the Agenda as submitted. Ms. Kong seconded: all in favor

APPROVAL OF THE MINUTES

Ms. Albert moved to approve the July 10, 2012 Minutes as submitted. Ms. Brooks seconded: all in favor.

RESIDENT SPEAK OUT

No residents were present for Resident Speak Out.

COLUMBIA COUNCIL REPORT

Ms. Coyle presented her report in writing. She updated the Board as to the progress of the new village assessment share model and she spoke about the pending legislation that would exempt CA and possibly the villages from the Maryland Homeowners Association Act.

NEW BUSINESS

Abandoned Property - Covenant Advisor, Debbie Nix, asked the Board to declare 5118 Northern Fences Lane an abandoned property. **Ms. Kong moved to send a 15 day letter to 5118 Northern Fences Lane. Ms. Kangrga seconded: all in favor.**

Ms. Kong moved to flag 5118 Northern Fences Lane as abandoned. Ms. Brooks seconded: all in favor.

Endymion Tot Lot – There were four residents present for this part of the meeting. Mr. Denis Ellis, CA Open Space Construction, presented a revised plan for the tot lot. There was a discussion of trees or bushes to screen the tot lot from neighbors. **Ms. Kong moved to accept the new revised proposal. Dr. Lam revised it to recommend that CA consider including low growing bushes. Dr. Lam seconded: all in favor.**

By-Law Change – Ms. Tzucker presented the pros and cons of changing the HCCA By-Laws to not having a formal election in cases of an uncontested election. After discussion, **Ms. Kangrga moved to put it on the April ballot. Dr. Lam seconded: all in favor.**

Student Board Member – Anson Justi of Silvertree Place asked to be appointed as the Student Member of the Village Board. After speaking to him and reviewing his transcripts and letters of recommendation **Ms. Kong moved to appoint Anson Justi as the student member of the Harper's Choice Village Board. Ms. Kangrga seconded: all in favor.**

Membership Procedures for Committees – After discussion it was decided to table this item until changes can be made in the first draft. Changes will include a statement as to purpose of the procedure.

VILLAGE MANAGER REPORT

Ms. Tzucker reported on her recent discussions with legal counsel. She also reported on National Night Out. Ms. Tzucker encouraged residents to attend the Hobbit's Glen Clubhouse Meeting on August 20 and the legislation meeting on August 30, 2012 at Owen Brown.

Ms. Tzucker also said that she was investigating new window treatments for the Marchand Room.

CHAIRMAN'S REPORT

Mr. Cook expressed his concern about the entrance to the proposed dog park. He also reported that part of the hedges were gone from around McDonalds.

COMMITTEE REPORT

Ms. Kangrga reported that the HCVCCP is close to completing the initial draft of the Master Plan. It should be ready for Board review by fall.

Ms. Kong reported on the work of the Outreach Committee. They are trying to work with the schools on some projects. Ms. Kong said that they are trying to include the Hispanic and Korean community.

BOARD MEMBER COMMENTS

Ms. Kangrga suggested that perhaps the Board needed to create a By-Law committee to review the By-Laws.

Ms. Kong reminded members to please be conscious of what is said in emails.

Ms. Albert commented about how nice the Robinson Nature Center was when she visited.

Meeting adjourned 9:13 pm.