

**HARPER'S CHOICE COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
AUGUST 20, 2013  
APPROVED SEPTEMBER 17, 2013**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, August 20, 2013 at Kahler Hall, Columbia, Maryland. Stephen Cook, Clare Brooks, Ann DeLacy, Claire Albert, Clarence Lam, Linda Kangrga, Robert Fontaine, Cindy Coyle and Wendy Tzucker were in attendance.

Mr. Cook called the meeting to order at 7:05 pm.

**APPROVAL OF THE AGENDA**

**Ms. Kong moved and it was seconded to accept the Agenda as submitted. All in favor.**

**THE CONSENT AGENDA**

There was no discussion of the Consent Agenda.

**APPROVAL OF THE MINUTES**

**Ms. Albert moved and it was seconded to approve the July 9, 2013 Minutes as modified. All in favor.**

**RESIDENT SPEAK OUT**

No residents were present.

**NEW BUSINESS**

Geoff Glazer, vice-President of Kimco Realty, presented the new concept for the Harper's Choice Village Center sign. Mr. Cook explained that the Architectural Committee is the sole group that can approve the sign.

Andrew Ingalls, Property Manager for Kimco Realty, presented the new landscape design for the shopping center. The Board agreed that the plans looked very nice but encouraged Mr. Ingalls to consider good watershed management practices.

Mr. Ingalls also addressed the departure of Tuesday Morning and his search for a new tenant. The Board spoke about their concerns for security in the shopping center and the need for a more visible security presence. Mr. Ingalls agreed. He also said that he has been in touch with Safeway corporate offices about the need to improve the Safeway.

Community Office Eric Gillenwater informed the Board that he is actively banning many of the people who have caused problems. He reported that the woman who had been harassing dog walkers has been arrested. He said that he has been in contact with the new manager of Columbia Choice (formerly Fenland Field) and they have been working to ban people from that property. He also reported that he will meet with Andrew Ingalls about security at shopping center.

CA Wellness Center – Ms. Coyle explained how CA arrived at the concept of a Wellness Center. The CA Board felt that this is necessary to remain competitive in the marketplace. The CA Board anticipates that the Center will be a welcomed addition to the CA facilities.

**Mr. Fontaine moved and it was seconded, as to whether the Board would like to comment on the proposal. Ms. Kong and Ms. Kangrga in favor, all other opposed. Motion failed.**

## UNFINISHED BUSINESS

CA Budget Request The Board discussed asking for a Gazebo in the Square and new neighborhood entry signs. Ms. Tzucker will research what was requested but was not implemented in prior years and include those in the request.

Community Organizer The Board discussed the Community Organizer position. They expressed concern that this position was not available for all ten villages. They were also concerned that this position could become too political. They reviewed the memo that Long Reach had sent to the CA Board and they agreed with some of the points. **Ms. Kangrga moved, and it was seconded, that we are in agreement with points 1, 4, and 5 of the Long Reach memo and that we include that the \$50,000 already set aside for a Community Organizer be divided between the ten villages for their outreach into the community. All in favor.**

Technology – Ms. Brooks stated that there are two questions relating to technology; 1) should the Association invest in equipment including a motorized screen and a mounted projector and 2) will the Board use that equipment in their meetings. Ms. Kong and Ms. Brooks volunteered to investigate the first question and present it at the next meeting. **Dr. Lam moved, and it was seconded, to table the questions of usage for Board meetings until a decision is made on purchasing the equipment. All in favor except Ms. DeLacy who abstained.**

## BOARD MEMBER REPORTS

Ms. Kong thanked everyone who had attended our special events over the summer. They were very successful and the community appreciated them.

Ms. Albert reported that Avalon Cedar Place and Ashton Green already recycle. She will approach Columbia Crossing next.

## ACTION ITEMS

Letter regarding Community Organizer  
Letter regarding CA Budget Items

Ms. Tzucker  
Ms. Tzucker

Meeting adjourned 9:35 pm