

**HARPER'S CHOICE COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
FEBRUARY 19, 2013
APPROVED MARCH 5, 2013**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, February 19, 2013 at Kahler Hall, Columbia, Maryland. Clare Brooks, Linda Kangrga, Alicia Kong, Stephen Cook, Ann DeLacy, Anson Justi, Cindy Coyle and Wendy Tzucker attended.

Mr. Cook called the meeting to order at 7:14pm.

APPROVAL OF THE AGENDA

Ms. Kong moved and it was seconded, to accept the Agenda. All in favor

APPROVAL OF THE MINUTES

Ms. Kong moved and it was seconded to approve the January 15, 2013 Minutes as submitted. All in favor.

RESIDENT SPEAK OUT

No residents were present who wanted to speak out.

COLUMBIA COUNCIL REPORT

Ms. Coyle reported on the Inner Arbor Plan that accepted by the Columbia Board by a vote of 8 – 2. The vote creates a 501(C)(3) trust to administer the project and CA will build a headquarters as part of the plan. Ms. Coyle stated that she likes the Inner Arbor Plan but voted against it because there are too many unanswered questions about the Trust, funding, and she felt that the public was not given enough time to weigh in on the Plan.

NEW BUSINESS

Covenant Issues Ms. Nix presented four cases for the Board's review.

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- **5414 Hildebrand Court - Mr. Justi moved and it was seconded to send a 15-day letter to the property owners.**
- **5414 Hildebrand Court – Ms. Kangrga moved and it was seconded that upon expiration of the 15-day letter, the board join with CA to file suit, place a flag on the assessment files and deny access to facilities and programs if necessary. All in favor.**
- **11320 Buckleberry Path – Ms. Kong moved and it was seconded to flag the assessment file and deny access to facilities and programs until the remaining violations are resolved or in the process of being resolution. All in favor.**
- **10829 Henley Court - Ms. DeLacy moved and it was seconded to deny access to facilities, flag the assessment file and join with CA to file suit if necessary. All in favor.**

Ms. Nix also reported that 5428 Hildebrand Court has received approval for the alterations they have made and plan to make, and that they are in the process of working on the maintenance issue. No further action is needed at this time.

Meeting with Safeway Officials – The Board discussed some talking points and action items for the meeting on March 5.

UNFINISHED BUSINESS

Board Retreat - The Board discussed possible dates for the retreat. April 30 was picked as the optimum date. Ms. Tzucker will notify the facilitator about the choice.

VILLAGE MANAGER'S REPORT

Ms. Tzucker presented her report in writing. She explained the agenda of the upcoming Managers' Advance.

COMMITTEE REPORT

Ms. Kong reported on the activities of the Outreach Committee and their plans for Election Day.

Ms. Brooks reported that the Financial Committee will meet February 26, 2013.

CHAIRMAN'S REPORT

None at this time

BOARD MEMBER REPORT

Ms. Kong reminded board members to please let people know in advance if they cannot make a meeting.

Meeting Adjourned 9:00