

**HARPER'S CHOICE COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
July 19, 2011  
APPROVED AUGUST 16, 2011**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, July 19, 2011 at Kahler Hall, Columbia, Maryland. Clare Brooks, Claire Albert, Alicia Kong, Ann DeLacy, Cindy Coyle, and Wendy Tzucker were in attendance. There were 12 residents present.

Ms. Brooks called the meeting at 7:10 pm

**APPROVAL OF THE AGENDA**

**Ms. DeLacy moved to approve the Agenda as submitted. Ms. Albert seconded: all in favor.**

**APPROVAL OF THE MINUTES**

**Ms. Albert moved to approve the Minutes of June 21, 2011 as submitted. Ms. Kong seconded: all in favor.**

**RESIDENT SPEAK-OUT**

No one chose to speak-out.

**COLUMBIA COUNCIL REPORT**

Ms. Coyle presented her report in writing. She spoke about CA Board's strategic initiatives. She reported on the progress of the Lake Elkhorn dredging progress. Ms. Coyle updated the Board on the Lakefront Planning and the "Here Comes the Sun Initiatives."

**NEW BUSINESS**

Longfellow Tot Lot - Denis Ellis, CA Open Space construction, explained that BG&E had mandated that two tot lots that were located on the BG&E gas pipeline be removed. Mr. Ellis presented a plan to relocate the Endymion tot lot, however this will require the removal of some trees. Two residents were present to advocate for the re-located tot lot. Ms. Tzucker will arrange for the board, interested residents and Mr. Ellis to meet at the potential sight to discuss the impact on neighbors.

15 Day Letter – Covenant Advisor, Debbie Nix, presented the request for a 15-day letter for 5366 Fall River Row. She explained that there were numerous violations on that property including furnishings from a former tenant under the deck. The neighbors have complained about a foul odor and a varmint problem emanating from this house. Ms. Nix explained that Councilperson Mary Kay Sigaty, Department of Health, and Department of Licensing and Permits are involved in trying to solve this issue. **Ms. Coyle moved to send 5366 Fall River Row Court a 15 day letter. Ms. Kong seconded: all in favor.**

ARC Letter – Ms. Nix requested that the Board send a letter to the ARC that will request they join with HCCA in legal action if the problems on 5366 Fall River Row Court are not rectified in 15 days. **Ms. Coyle moved that a resolution be sent to the ARC to ask that they join with HCCA in legal action to rectify the problems on 5366 Fall River Row Court . Ms. Kong seconded: all in favor.**

The residents from Fall River Row Court explained that a large part of this problem was caused by the mistakes that the Sheriff's office made when the tenants of the property were evicted. **Ms. DeLacy moved that a letter be written to the Sheriff asking for clarification of the eviction policy. Ms. Coyle seconded: all in favor.**

Ms. Nix presented her tracking list.

New Chairs - Ms. Tzucker presented three bids for 40 chairs for the lower level. **Ms. DeLacy moved that Harper's Choice purchase 40 chairs at \$25.88 plus tax and shipping from Hertz. Ms. Kong seconded: all in favor.**

### **UNFINISHED BUSINESS**

New Board Members –Clarence Lam and Stephen Cook were present and had each indicated they would like to serve on the village board. **Ms. Albert moved that Dr. Lam and Mr. Cook be appointed to the Board for a two year term. Ms. DeLacy seconded: all in favor.**

Vice-Chairman – Ms. DeLacy volunteered to serve as vice-chairman. **Ms. DeLacy moved to serve as vice-chairman. Ms. Kong seconded: all in favor.**

### **CHAIRMAN'S REPORT**

Ms. Brooks said that Tower Federal Credit Union contacted her with a proposal to offer their services to the residents of the village. It will be on the next Agenda.

### **VILLAGE MANAGER'S REPORT**

Ms. Tzucker presented her report in writing. She added that the replacement of the handicapped lift has been postponed. She reminded the Board that Kahler Hall would need to be closed for sewer repair in August. She is trying to coordinate the sewer pipe repair with the lift replacement. She also expressed her concerns with being a chartering organization for a cub scout troop. She will invite the scout leaders to a meeting.

### **SPECIAL EVENTS REPORT**

Ms. Tzucker presented in writing. She reported that the Longfellow Pool Party was wonderful and attended by approximately 60 people.

### **BOARD MEMBER COMMENTS**

Ms. Albert reminded board members to be on time to meetings. It is very disruptive if there is no quorum at the start of the meeting.

The board also discussed the possibility of having a timekeeper or parliamentarian to help keep meetings going at a smooth pace.

### **ACTION ITEMS**

Letter to sheriff	Tzucker
Invite scout leader	Tzucker
Tower Federal Information	Tzucker

**Meeting adjourned at 9:15**