

**HARPER'S CHOICE COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
June 21, 2011
APPROVED JULY 19, 2011**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, June 21, 2011 at Kahler Hall, Columbia, Maryland. Clare Brooks, Claire Albert, Alicia Kong, Cindy Coyle, and Wendy Tzucker were in attendance.

Ms. Brooks called the meeting at 7:10 pm

APPROVAL OF THE AGENDA

Ms. Kong 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 May 3, 2011 as submitted. Mr. Kong seconded: all in favor.

RESIDENT SPEAK-OUT

Mr. Stephen Cook introduced himself and said he was interested in being appointed to the board.

COLUMBIA COUNCIL REPORT

Ms. Coyle reported that:

- there was a pre-submission meeting for Symphony Woods and the response was positive;
- Andy Stack will visit the village boards to discuss the assessment share;
- CA is working on developing a lakefront Plan to complete the path around the Lake Kittimiquandi;
- updated the board on the Lake Elkhorn dredging.

NEW BUSINESS

End of Year Report – Accountant Debbie Herman presented the end of year report for FY '2011. She explained some of the variances which included a larger than anticipated audit fee. **Ms. Albert moved that that the end of year report be accepted. Ms. Kong seconded: all in favor.**

Response to the Audit – Ms. Tzucker explained that CA has asked for a response to the suggestions made on the recent audit. Ms. Herman and Ms. Tzucker explained some of the procedures and the internal controls that are in place. Ms. Tzucker presented a memo of those responses. **Ms. Kong moved to approve the memo as submitted. Ms. Albert seconded: all in favor.**

Pool Staff – Dan Russell, Harper's Choice Swim Coach; Adam Scott; west side pool manager; Jeff Kalski, Swansfield and Longfellow manager; and Corey Wu and Jason Bazell from Hobbit's Glen were present to speak about the programs at the pools in the village. Harper's Choice has a very large and active swim team. The problems with the rest rooms during the swim meets were discussed. Mr. Scott mentioned the \$2.00 swim lessons for qualified residents at Talbott Springs. He also spoke about the work of the Aquatics Plan Master Planning Committee who are working on innovative ideas for the pools.

New Board Member – Four residents have applied to being appointed to serve on the board. Three were present; Linda Kangagra, Clarence Lam, Stephen Cook. Michelle Sisco could not attend. The candidates explained why they wanted to serve on the board. **Ms. Kong moved to table a decision until the next meeting. Ms. Albert seconded: all in favor.**

Longfellow Friends of the Traditional 4th Parade – Dan Russell explained that CA is now requiring an insurance rider for the softball game that will take place on a CA baseball field. Ms. Tzucker said that CA will accept the Association’s insurance policy. She was also told by the insurance company that there would be no problem with using the Association’s liability insurance. **Ms. Coyle moved that Wendy Tzucker fill out the License Agreement Application for use of the ball fields. Ms. Kong seconded: all in favor.**

Covenant Issues – Covenant Advisor, Debbie Nix, presented two action items. Ms. Nix asked that 11501 Manor Stone Lane be accepted as an abandoned property so that CA could mow the grass. **Ms. Kong moved to accept 11501 Manor Stone Lane as an abandoned property. Ms. Albert seconded: all in favor.**

Ms. Nix requested a 15 day letter be sent to 5232 Lightfoot Path for failure to apply. **Ms. Albert moved to send 5232 Lightfoot Path a 15 day letter. Ms Kong seconded: all in favor.**

Board Emergency Policy – Ms. Tzucker presented a draft of a policy to handle emergency situations that might arise between board meetings. Ms. Coyle explained the reasons to call a “special meeting.” **Ms. Kong moved to accept the Emergency Policy with the suggested changes. Ms. Albert seconded: all in favor.**

Representative on the Hobbit’s Glen Clubhouse Committee – Clair Albert volunteered to be the board’s representative on this committee. **Ms. Brooks moved to appoint Claire Albert to this committee. Ms. Kong seconded: all in favor.** Ms. Coyle is serving as the Columbia Council’s representative for this committee.

Dinner Invitees – It was decided to invite the four candidates for appointment to the village board to the Ignite Columbia dinner on June 30, 2011. Residents Bernard Jennings and Tom Timer will also be invited.

UNFINISHED BUSINESS

Letter for Columbia Housing – Ms. Tzucker explained that the group that showed the board the renovations to the Columbia Housing projects in Harper’s Choice would like a letter of support from the board. **Ms. Coyle moved to write a letter that would include a statement supporting the environmental sustainability. Ms. Brooks seconded: all opposed, motion failed.**

Ms. Brooks moved to write a letter supporting the proposed plans. Ms. Coyle seconded: Ms. Albert in favor, Ms. Brooks and Ms. Kong opposed. Motion failed.

VILLAGE MANAGER’S REPORT

Ms. Tzucker presented her report in writing.

SPECIAL EVENTS REPORT

Ms. Tzucker presented in writing.

BOARD MEMBER COMMENTS

No comments

Meeting adjourned at 9:35 to Executive Session to discuss Personnel Issues.