

**HARPER'S CHOICE COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
MAY 18, 2010
APPROVED JUNE 1, 2010**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, May 18, 2010 at Kahler Hall, Columbia, Maryland. Evan Rose, Clare Brooks, Ann DeLacy, Alicia Kong, Chiara D'Amore, JD Smith, Kevin Preston, Cynthia Coyle and Wendy Tzucker were in attendance.

Prior to the start of the meeting the Board met with representatives of the merchants, Kimco, the police, the security company and District 4 Howard County Council's office.

Mr. Rose called the meeting to order at 7:30 pm.

APPROVAL OF THE AGENDA

Ms. D'Amore moved to approve the Agenda. Mr. Smith seconded: all in favor

APPROVAL OF THE MINUTES

Ms. D'Amore moved to approve the Minutes of May 4, 2010 as submitted: Mr. Preston seconded; all in favor.

RESIDENT SPEAK-OUT

There were no residents present to speak-out.

COLUMBIA COUNCIL REPORT

Ms. Coyle reported that she had been selected to be the chairperson of the Columbia Board of Directors. She reported on the event thanking the Howard County delegation for the Symphony Woods support during the recent session.

Mr. Preston inquired about the progress of the new club house for the golf course. Ms. Coyle assured the board that they would be kept in the loop for any new developments.

NEW BUSINESS

ARC Resolution – Ms. Nix presented the background information for 5261 Even Star Place. She suggested that a flag be placed on the assessment file. **Ms. DeLacy moved that a flag be placed on the lot file of 5261 Even Star Place until the violations are resolved. Ms. Brooks seconded; all in favor.**

Ms. Nix spoke about her tracking list of violations.

The Board discussed that as an aging community we should be very vigilant about pursuing violations. Ms. Tzucker will speak to CA about different options.

Voting Procedures – Ms. Tzucker presented her research into the question of whether businesses may vote. After discussion **Ms. DeLacy moved that that an attorney be asked to research the questions. Ms. D'Amore seconded; all in favor.**

Fiduciary Responsibility – Ms. Tzucker explained that we will be audited this summer, and suggested that any major changes to the policy wait until after suggestions from the auditor. Mr. Rose asked the Board to review the policy and bring any questions to the next meeting. Ms. Brooks volunteered to review the bank statements.

UNFINISHED BUSINESS

Parking Lot Request – The Board discussed Phil Nelson's presentation of the parking lot expansion. **Ms. Brooks moved that the Board write a letter to the Columbia Council requesting that at as minimum 30 spots be added to the parking and that CA look at other options such as programming changes and increasing public transportation to the Athletic Club. Ms. DeLacy seconded; all in favor.**

Management Contract – Ms. Tzucker reviewed the different changes in the Management Contract. **Mr. Preston moved that the Harper’s Choice Village Board approve the Management Contract. Mr. Smith seconded; all in favor.**

Architectural Committee – The Board discussed their concerns that the process of nominating the members of the AC was flawed. **Ms. D’Amore moved that the present committee be appointed through September 30, 2010 retroactive to May 4, 2010. Ms. DeLacy seconded; all in favor except Mr. Smith who opposed.**

SPECIAL EVENTS REPORT

Ms. Tzucker spoke about the upcoming events on Saturday which includes a plant sale, Multi-cultural fair and plant sale.

Upcoming events include

- June 6, 2010 Home Tour
- June 12 Community Safety Day
- June 18 Hot dogs on the Square and Magic Show
- June 26 Nature walk
- Every Thursday in July is Family Game Night

VILLAGE MANAGER REPORT

Ms. Tzucker asked if the Board would like to meet with the staffs of the 3 pools in Harper’s Choice. The Board agreed on an agenda for that meeting.

Ms. Tzucker spoke about a grant application submitted from the Middle Patuxent Environmental Foundation to slow and re-direct the storm water flow and to educate the public on this.

Ms. Tzucker explained SB-224 having to do with clothesline and that the Association could not prohibit clotheslines. She also spoke about HB 695/SB-416 requiring the Association to post a draft of the budget 30 days prior to enactment.

CHAIRMAN’S REPORT

Nothing to report at this time.

BOARD MEMBERS REPORT

Ms. DeLacy passed on kudos to the staff for a well-run and well attended fair on April 24.

Mr. Preston wanted to know if the Board will be participating in the July 4th parade.

Ms. D’Amore said that the cars are not parking on the sidewalks as often as before. She also spoke about her experiences with the AC.

REVIEW OF ACTION ITEMS

The Action Item Tracking Log was reviewed and updated.

New items include:

Email to Debbie Nix	D’Amore
Fiduciary responsibility on next agenda	Tzucker
Letter to CA Board re: parking lot	Tzucker
Ask attorney the voting question	Tzucker
Discussing with CA	Tzucker

Meeting adjourned 9:35pm