

**HARPER'S CHOICE COMMUNITY ASSOCIATION
BOARD MEETING MINUTES
NOVEMBER 1, 2011
APPROVED NOVEMBER 15, 2011**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, November 1, 2011 at Kahler Hall, Columbia, Maryland. Clare Brooks, Claire Albert, Alicia Kong, Ann DeLacy, Stephen Cook, Linda Kangrga Cindy Coyle, and Wendy Tzucker attended.

Ms. Brooks called the meeting to order at 7:00pm.

APPROVAL OF THE AGENDA

Ms. DeLacy moved to accept the Agenda as submitted. Mr. Cook seconded. All in favor

APPROVAL OF THE MINUTES

Ms. Albert moved to approve the Minutes of October 18, 2011 as submitted. Ms. DeLacy seconded: all in favor.

NEW BUSINESS

Covenant Issues - Debbie Nix, Covenant Advisor, was present to present three cases.

1. 10907 Billingsgate Row – Ms. Nix presented pictures and gave a brief history of the property. **Ms. DeLacy moved to send a 15 day letter to 10907 Billingsgate Row. Ms. Albert seconded: all in favor.**
2. 10958 Rum Cay Ct. - Ms. Nix presented pictures and gave a brief history of the property. **Ms. Albert moved to send a 15 day letter to 10958 Rum Cay Ct. Ms. DeLacy seconded: all in favor.**
3. 11041 Swansfield Rd. - Ms. Nix presented pictures and gave a brief history of the property. Ms. DeLacy recused herself because this property was next to her house. **Ms. Kong moved to send a 15 day letter to 11041 Swansfield Rd. Ms. Albert seconded: all in favor.**

Board Orientation – Each of the members of the Harper's Choice Village Board reviewed a topic for the rest of the board members.

- Ms. Brooks covered the legal documents;
- Ms. DeLacy reviewed the relationship between the board, village manager and staff;
- Ms. Kangrga spoke about the relationship between the Village Association and the Columbia Association;
- Ms. Tzucker went over HCCA's finances;
- Ms. Albert spoke about the Architectural Committee; and
- Ms. Kong reviewed the activity of HCCA.

Mr. Cook's topic on Robert's Rules of Order and the Maryland Homeowner Association Law was tabled until the next meeting.

Meeting adjourned at 9:25.