

**HARPER'S CHOICE COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
NOVEMBER 13, 2012  
APPROVED DECEMBER 4, 2012**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, November 13, 2012, 2012 at Kahler Hall, Columbia, Maryland. Clare Brooks, Linda Kangrga, Anson Justi, Clarence Lam, Alicia Kong, Stephen Cook, Ann DeLacy, Cindy Coyle and Wendy Tzucker attended. Approximately 10 residents also attended.

Mr. Cook called the meeting to order at 7:10pm.

**APPROVAL OF THE AGENDA**

**Ms. Kong moved and it was seconded, to accept the Agenda with the addition of the Second Quarter Financial Reports. All in favor**

**APPROVAL OF THE MINUTES**

**Dr. Lam moved and it was seconded to approve the October 2, 2012 Minutes as submitted. All in favor.**

**RESIDENT SPEAK OUT**

Jim Greco of 5201 Winding Star Way said that he was here to listen to the discussion on Cedar Lane.

**COLUMBIA COUNCIL REPORT**

Ms. Coyle reported that Phil Nelson has begun long term strategic planning. She also spoke about a potential aquatic facility and an additional indoor tennis facility in Columbia.

**NEW BUSINESS**

- A. Charging Station - Chick Rhodhamel explained that CA has received some charging stations for electric cars and CA would like to put one in the parking lot near Kahler Hall. The Board reviewed pictures of the proposed charging station and after discussion **Ms. Kong moved and it was seconded that the Board approve the installation of a charging station in the parking lot. All in favor.**
  
- B. Proposed HOA Legislation – Sherri Fanaroff, CA Legal Counsel, was present to discuss the proposed HOA legislation that would exclude CA and the Villages from being considered Homeowner Association under the current HOA law. Ms. Fanaroff explained that the new legislation would create a different classification for CA and the Villages. She said that many parts of the new legislation were similar to the current HOA law. She also said that CA is different than other HOA's because it can float bonds and one-third of its income is from the business community. The Board thanked Sherri for attending.

Ms. Kangrga left the meeting at this time.

- C. Cedar Lane Parking - Greg Fiala, Manager of Cedar Lane Park, was here to discuss the parking on Cedar Lane during park use. Mr. Fiala was shown pictures of the parking situation. Various solutions were discussed including only allowing parking adjacent to the sidewalk area also providing more parking in the parking lot. **Ms. Brooks moved, and it was seconded, that HCCA write a letter to Mary Kay Sigaty and appropriate County agencies advising her of**

the traffic and parking problems along Old Cedar Lane. The Board Requested that she work with the County to alleviate the problems, implementing procedures including but not limited to no parking signs, shuttle busses from the Board of Education or other County parks and construction of additional parking lots. The Board would like follow-up at the December 4<sup>th</sup> meeting. All in favor.

Ms. Brooks moved and it was seconded, that the Board write a letter to CA advising them of the parking problems at the CA ball fields at Rivendell and Old Cedar Lane and request that they build a path from the Sports Park parking lot to the ball fields and post the grassy areas around the fields with no parking signs. Ms. De Lacy and Mr. Justi in favor; Ms. Kong, Dr. Lam, and Ms. Brooks opposed. Motion failed.

Ms. Brooks moved and it was seconded, that the Board write a letter to CA advising them of the parking problems at the CA ball fields at Rivendell and Old Cedar Lane and request that they work with the County to help alleviate the problem. All in favor.

Meeting Schedule – Ms. Tzucker presented a spreadsheet showing the length of meetings over the past three years. The Board discussed how to make the board meetings more efficient. Board members were admonished to vote their conscience.

- D. 2<sup>nd</sup> Quarter Financials – Ms. Tzucker presented the Second Quarter Financial statements as prepared by the accountant, Debbi Herman. After discussion of some of the line items, **Dr. Lam moved and it was seconded, that the Board accept the 2<sup>nd</sup> Quarter Financial statements as presented. All in favor.**

## **UNFINISHED BUSINESS**

No unfinished business at this time

## **VILLAGE MANAGER REPORT**

Ms. Tzucker reported that:

- Reservations for Camp Expo were coming in very slowly,
- Bingo at Longfellow Elementary School was a success and we are planning a game night in January,
- Veteran Day cards were created and sent to the VFW,
- The admission for Pizza with Santa will be a personal care item,
- Make & Take Crafts will donate some crafts made at that event to victims of hurricane Sandy,
- The current day care at Swansfield will be leaving at the end of the month, but we have replaced it with a new day care center.

Ms. Tzucker reminded the Board about the Volunteer/Staff Holiday party on December 11.

## **COMMITTEE REPORT**

Ms. Tzucker reported that the Master Plan should be ready in a few weeks.

Ms. Kong reported that the Outreach Committee is trying to reach out to Swansfield Elementary School.

## **CHAIRMAN'S REPORT**

Mr. Cook reminded the Board that he would like a retreat in the near future. This will be an Agenda item for the January meeting.

## **BOARD MEMBER REPORT**

**Meeting Adjourned 9:40**