

**HARPER'S CHOICE COMMUNITY ASSOCIATION  
BOARD MEETING MINUTES  
SEPTEMBER 11, 2012  
APPROVED OCTOBER 2, 2012**

The Board of Directors of the Harper's Choice Community Association conducted its regular meeting on Tuesday, September 11, 2012, 2012 at Kahler Hall, Columbia, Maryland. Clare Brooks, Claire Albert, Clarence Lam, Alicia Kong, Stephen Cook, Ann DeLacy, Anson Justi, Cindy Coyle and Wendy Tzucker attended.

Mr. Cook called the meeting to order at 7:00pm.

**APPROVAL OF THE AGENDA**

**Ms. Kong moved and it was seconded, to accept the Agenda with the addition of a discussion of the proposed HOA Legislation. All in favor**

**APPROVAL OF THE MINUTES**

**Ms. Brooks moved and it was seconded, to approve the August 14, 2012 Minutes as submitted; all in favor except Ms. DeLacy who abstained.**

**RESIDENT SPEAK OUT**

No residents were present for Resident Speak Out.

**COLUMBIA COUNCIL REPORT**

Ms. Coyle updated the Board on Symphony Woods Park. She said that construction might be put on hold in order to wait for the downtown development plans from Howard Hughes Corp.

**NEW BUSINESS**

- A. Watershed Advisory Committee – Jeremy Scharfenberg, the Harper's Choice representative to the committee, updated the Board on the work of the committee. He also informed that Board that he will have to resign because he has taken a full time position as CA's Energy Manager. The Board thanked him for serving.
- B. 1<sup>st</sup> Quarter Financial Statement – Ms. Tzucker presented the financial statements for the 1<sup>st</sup> Quarter. Discussion followed. **Ms. DeLacy moved and it was seconded, to accept the 1<sup>st</sup> quarter financial as presented. All in favor.**
- C. CA Budget Requests – Ms. Tzucker informed the Board that CA would like all requests for changes to the FY'14 budget by October 15, 2012. The following additions were discussed:
  1. Update the Longfellow and Hobbit's Glen pool bathhouse
  2. Gazebo in the center of the square
  3. Suggest that CA create a position which would reach out to the non-English speaking communityFurther discussion was tabled until the next meeting.
- D. Window Treatments – Ms. Tzucker presented three bids for roller shades for the Marchand Room windows. **Ms. Kong moved and it was seconded, that the Board approves \$1801.84 for new window treatments in the Marchand Room. Ms. Brooks, Dr. Lam, Mr. Justi, Ms. Kong in favor; Ms. DeLacy and Ms. Albert opposed.**
- E. HOA Legislation – Dr. Lam reported on the information meeting held with CA to discuss the proposed HOA legislation. The Board discussed hiring our own attorney, possibly with some of the other villages, to review the proposal and how it affects the villages. Ms. Tzucker will look into this.

## UNFINISHED BUSINESS

- A. Committee Membership Policy – Ms. Tzucker presented the revised procedure. **Ms. Kong moved and it was seconded, to accept the Committee Membership Policy as amended. All in favor.**
- B. Dog Park – Ms. Tzucker said that CA has invited the Board to the site to walk the proposed Dog Park. The Board decided to meet at 6:30, prior to the next meeting on October 2, 2012. The community will be informed about this agenda item.

## VILLAGE MANAGER REPORT

Ms. Tzucker reported that:

- She will meet with Andrew Ingells from Kimco on Friday to discuss the Village Center,
- Met with CA construction to discuss a handicapped restroom and renovated restrooms for the lower level,
- Informed the Board that due to space limitations only 1 board member from each village will be able to attend the Employee Appreciation Dinner. **Ms. Coyle moved and it was seconded, that a letter be written to the Village Managers that all the Board members would like to be invited to the event. Dr. Lam, Ms. DeLacy and Ms. Albert in favor, Ms. Brooks, Ms. Kong, Mr. Justi opposed. Motion failed.**
- Board/Staff/Volunteer Holiday Party will be on December 11, 2012.
- Presented the 990 Tax Form. **Ms. Kong moved and it was seconded, that the 990 be filed. All in favor.**

## BOARD MEMBER REPORT

Ms. Kong reported that she was having problem with the billing system at CA and that she was not receiving good customer service.

Ms. DeLacy reported on school redistricting.

**Meeting Adjourned 9:15**