

## Report from CA Work Session on January 11, 2024

- **"Look Back at a Great Year"**

- Video highlighting several Columbia Association events over the year at many different facilities - Pride, Halloween, Art Festival
- Pretty cool Friends inspired CA Staff video

- **Resident Speakout**

- Joan Lancas
  - Thank you for the Pirate Adventures for the wonderful treasure hunt in Hickory Ridge, and thanks to CA for allowing it to take place
  - For Strategic Plan, please consider:
    - Reevaluate if the offerings still match the needs of the community or if updates need to be made or outdated products removed
    - Uncertainty among the public what CA does or stands for - with no local paper
    - Recommend getting together with other organizations to celebrate the 250th anniversary of the signing of the Declaration of Independence
    - Ensure that you are listening to paid professionals to make the best decisions
    - Unimpressed by the job description for the new President/CEO - too much focus on being able to work with the BoD above sound judgement and ability to manage a large corporation
- Sharon Boies (Protect Our Streams)
  - Want to discuss the storm on Tuesday and its effects in Longfellow
    - Climate change is having an impact - 3" is going to be normal rainfall in the future
    - Sediment is coming up on the flood plain in Longfellow - we now have eroding streambanks and undercut
    - Flooding near homes and downstream - water in backyards and creeks flooding down the road and in people's backyards, uprooting trees that had stood for over 100 years because the ground isn't frozen, it's saturated
    - Want a Green Streets program - asking CA to work with the County
    - Dams prevent sediment from moving downstream as it's naturally supposed to do
    - Want CA and the County to work with experts to make good environmental decisions for the future
- Amy Bennett
  - Have concerns about the WAC charter
    - Believe the process for changing the charter was not followed
      - Asking CA to take a look at the charter in place - supposed to go to the Board for approval
    - Changes don't address qualifications needed by the committee

- Need to ensure that the needs of the community are met
- Change to the charter allows the committee to override the will of the Village Board the represents the residents of that village
  - Committee has the right to deny the recommended person appointed by the Village
- Richard Bannister
  - Concerns about the new WAC charter - sending them in writing
  - Article 3 Section 8 - each member will treat other members with respect, won't intimidate or demean other members or CA staff. Would like to add "fellow residents" to the list of persons WAC members won't disrespect as there have been instances in the past where this has not been true.
  - May 25th 2023 - misquotes and false testimony and dismiss resident concerns about the Elkhorn stream restoration

• **Discussion on Progress of the New Strategic Plan**

- Presenter: Deepa Srinivasan from Vision Planning
- Have been working for a couple months on the Strategic Plan - 2 more months to go, so at the halfway point
- Purpose is to update the existing CA Strategic Plan and provide a foundation for staff and stakeholders to work toward common goals
- 6 step process
  - Conduct Gap Analysis
    - CA Staff interviews - 1:1 and Round Table interviews
    - Public Survey (12/5 - 1/9): 1102 responses
      - Capture feedback on satisfaction with programming, facilities and goals of CA
    - Board had several questions about the representation - most respondents were older, Caucasian, and female. Young people, black people, and males were less represented.
    - Top items (in order) that were most valued were:
      - Clean appearance
      - Cultural Diversity
      - Natural Beauty
      - Walkability
      - Safety
      - Public Facilities
    - Satisfaction with CA-sponsored activities:
      - 11.71% very satisfied
      - 40.28% Satisfied
      - 39.42% Neutral
      - 6.12% Dissatisfied
      - 2.47% very dissatisfied
    - Most people are Aware of CA's presence in the community (84%)
  - Develop Mission and Vision

- Identify Strategic Focus Areas, Objectives
  - 5 Strategic Focus Areas
    - Identity
    - Diversity, Equity, Inclusion, and Belonging
    - Environmental Stewardship/Ecological Health
    - Community Outreach and Engagement
    - Budget, Finance, and Risk Management
  - Focus areas are determined by the previous strategic plan and what the SLT believes to be important to focus on. There will be objectives developed under each of these areas based on the response received from the public survey.
- Develop Actions
  - Create an Implementation Matrix - Roadmap to put everything in place
  - Discuss Plan Maintenance - how to keep the plan fresh, living document (annual update/review)
- Next Steps:
  - Village Managers/Village Board Member meetings
  - Community Partners meeting
    - Plan to reach out to groups that were underrepresented in the Public Survey (non-white, young, male) to make sure their values are taken into consideration
  - Strategic action development (formulated through Staff Interviews and other stakeholder meetings)
  - Draft Plan Development
- **Board Work Sessions and Meetings**
  - Moving to New Business/Old Business format from the Work Session/Board Meeting format
  - Believe there's confusion about the difference between the Work Session and Board Meeting - whether votes are taken or not
  - 3-meeting rule would have to be pushed to a 4th meeting if it was a work session where votes are not taken
    - Note: 3 meeting rule would not change; just ensure that the issue could be voted on during the 3rd meeting
  - Introducing this as a topic and consider the pros/cons; Bill will work on drafting the new policy and work with General Counsel to move it forward
- **Overview of the Capital Improvements Plan (CIP)**
  - Staff has drafted a long-range CIP; provided in the Board packet - this is a living document as priorities come up and focus needs to change
- **State and County Legislation**
  - Questions only



January 5, 2024

To: Columbia Association Board of Directors  
CA Management

From: Eric Greenberg, Board Chair

**The Columbia Association Board of Directors Work Session will be held on Thursday, January 11, 2024 beginning at 7:00 p.m.**

**AGENDA**

- |  |                  |                    |
|--|------------------|--------------------|
| 1. Call to Order   | <b>5 min.</b>    | <b>Page Nos.</b>   |
| (a) Announce the procedures being used to conduct the hybrid work session  |                  |                    |
| (b) Roll Call to determine Directors/senior staff in attendance  |                  |                    |
| (c) Announce that both audio and video of the work session are being broadcast. Anyone using the link on CA's website will be able to see and hear the proceedings.  |                  |                    |
| 2. Approval of Agenda  | <b>1 min.</b>    |                    |
| 3. "Look Back at a Great Year."  | <b>10 min.</b>   |                    |
| 4. Verbal Resident Speakout will be available to individuals who submitted the <a href="#">Resident Speakout form</a> on CA's website by <b>5:00 p.m. on Wednesday, January 10, 2024</b> . Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout. | <i>(20 min.)</i> |                    |
| 5. Work Session Topics   | <b>100 min.</b>  |                    |
| (a) Discussion on Progress on the New Strategic Plan   | <i>(60 min.)</i> | <b>Pg. 2</b>       |
| (b) Board Work Sessions and Meetings – New Business/Old Business Format  | <i>(30 min.)</i> |                    |
| (c) Overview of the Capital Improvements Plan (CIP)  | <i>(10 min.)</i> | <b>Pg. 3 - 20</b>  |
| 6. Questions Only  | <b>10 min.</b>   |                    |
| (a) State and County Legislation   |                  | <b>Pg. 21 - 23</b> |
| 7. Chair's Remarks   | <b>3 min.</b>    |                    |
| 8. Adjournment – Anticipated Ending Time: Approximately 9:45 p.m.  |                  |                    |

**Next Scheduled Board Meeting**  
**Thursday, January 25, 2024 – Beginning at 7:00 p.m.**

# Columbia Association Capital Improvement Plan

| Overall Asset List             |   | FY 2025              | FY 2026              | FY 2027              | FY 2028              | FY 2029              | FY 2030              | FY 2031              | FY 2032              | FY 2033              | FY 2034              |
|--------------------------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
|                                |   | Total                | Total <sup>1</sup>   | Total                | Total                | Total                | Total                | Total                | Total                | Total                | Total                |
| <b>Asset</b>                   |   | <b>\$ 14,650,000</b> | <b>\$ 27,192,000</b> | <b>\$ 15,515,500</b> | <b>\$ 15,967,000</b> | <b>\$ 11,557,000</b> | <b>\$ 11,461,000</b> | <b>\$ 10,077,000</b> | <b>\$ 11,957,000</b> | <b>\$ 11,852,000</b> | <b>\$ 11,917,000</b> |
| Village Community Associations | 1 | \$ 1,700,000         | \$ -                 | \$ 400,000           | \$ -                 | \$ 175,000           | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ -                 |
| Community Programs & Services  | 2 | \$ 1,650,000         | \$ 4,050,000         | \$ 1,750,000         | \$ 3,750,000         | \$ 1,025,000         | \$ 850,000           | \$ 350,000           | \$ 850,000           | \$ 650,000           | \$ 650,000           |
| Aquatics                       | 3 | \$ 200,000           | \$ -                 | \$ -                 | \$ 500,000           | \$ -                 | \$ -                 | \$ -                 | \$ -                 | \$ 650,000           | \$ 650,000           |
| Community Operations           | 4 | \$ 5,979,000         | \$ 7,021,000         | \$ 7,594,500         | \$ 5,696,000         | \$ 4,486,000         | \$ 4,740,000         | \$ 3,856,000         | \$ 5,236,000         | \$ 4,681,000         | \$ 4,746,000         |
| Administration                 | 5 | \$ 100,000           | \$ 11,100,000        | \$ 100,000           | \$ 250,000           | \$ 100,000           | \$ 100,000           | \$ 100,000           | \$ 100,000           | \$ 100,000           | \$ 100,000           |
| CAT I & II                     | 6 | \$ 700,000           | \$ 700,000           | \$ 1,350,000         | \$ 1,450,000         | \$ 1,450,000         | \$ 1,450,000         | \$ 1,450,000         | \$ 1,450,000         | \$ 1,450,000         | \$ 1,450,000         |
| CAT III                        | 7 | \$ 4,321,000         | \$ 4,321,000         | \$ 4,321,000         | \$ 4,321,000         | \$ 4,321,000         | \$ 4,321,000         | \$ 4,321,000         | \$ 4,321,000         | \$ 4,321,000         | \$ 4,321,000         |

<sup>1</sup>Elevated total is due to \$11,000,000 included for potential purchase of Headquarters building

|  |               |
|--|---------------|
| FY 2025 total  | \$ 14,650,000 |
| FY 2025 to be funded by grants:  |               |
| Oakland Elevator - \$300,000 county --- NOTE: if grant is not received, project will have to be funded by CA. Staff would propose reducing Cat III total to fund | \$300,000     |
| Oakland Elevator - \$300,000 state (state received)  | \$300,000     |
| Gateway Plaza --- NOTE: this project will not move forward without grant funding   | \$300,000     |
| Lakefront Improvements - bandshell --- NOTE: this project will not move forward without grant funding  | \$750,000     |
| FY 2025 expected to be funded by CA  | \$13,000,000  |