



AGENDA – November 14, 2024 BOD Meeting

November 8, 2024

To: Columbia Association Board of Directors
CA Management

From: Bill Santos, Board Chair

The Columbia Association Board of Directors Meeting will be held on Thursday, November 14, 2024 beginning at 7:00 p.m.

AGENDA

1. Call to Order **5 min.**
 - (a) Announce the procedures being used to conduct the meeting
 - (b) Roll Call to determine Directors in attendance
 - (c) Announce that both audio and video of the meeting are being broadcast. Anyone using the link to the meeting on CA's website will be able to see and hear the proceedings.
 - (d) Timekeeper – To Be Determined
2. Announcement of Closed/Special Meetings Held/To Be Held **1 min.**
3. Approval of Agenda **1 min.**
4. Columbia Update **10 min.**
5. Resident Speakout will be available to individuals who submit the [Resident Speakout form](#) on CA's website by **5:00 p.m. on Wednesday, November 13, 2024**. Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout. *(20 min.)*
6. Consent Agenda **1 min.**
 - (a) Approval of Draft Minutes – October 24, 2024
7. **Old Business** **90 min.**
 - (a) Board FY2026 Budget Discussion (draft operating budget and capital project allocations, community survey results) *(45 min.)*
 - (b) Strategic Plan *(45 min.)*
8. **New Business** **60 min.**
 - (a) Overview of Villages (including FY2024 financial results) *(60 min.)*
9. Questions Only **10 min.**
 - (a) President's Report
 - (b) State and Local Pre-Filed Legislation
 - (c) Inner Arbor Trust Report
10. Proposed New Topics **1 min.**
11. Chair's Remarks **3 min.**
12. Adjournment – Anticipated Ending Time: Approximately 10:15 p.m.

Columbia Update

- Transition to new CRM system
 - Started in early 2022 - opening on Tuesday morning (11/19)
 - Will have a team ready to provide break/fix and hypercare if there are some rough spots
 - Many hours put in getting ready for transition
 - New portal and app will launch in a few days
- Fall Events Wrap Up
 - Halloween events
 - Haunted walk at Hobbit's Glen
 - Movie at Lake Kit
 - Trunk or Treat
- Wilde Lake Outfall Channel Stabilization
 - Starts next week - 3rd phase
 - Connects outfall of dam to culverts that go under LPP

Resident Speakout

- Topics included:
 - Voting rights for tenants in Wilde Lake (both residents and Village manager)
 - Deer management all around Columbia
 - Ability of residents to speak to Board members
 - Board policy availability online
 - Support for not raising the annual charge
 - Purchasing dredging equipment instead of renting
 - Lake Elkhorn improvement opportunities

Old Business

- Board FY2026 Budget Discussion
 - Susan Krabbe presents a slide deck - "FY26 Pre-Budget Work - CA Board Priorities and Desired Outcomes"
 - Online feedback tool opens tomorrow (11/15) and listening sessions are available for people to give input
 - CA has done a lot to be more nimble since the Covid 19 pandemic. Economy is much different now than then as well.
 - Inflation is slowing but prices are still high.
 - Voted for strategic priorities of Open Space, Sustainability, ROI, Affordability/Accessibility, Information Technology, and Data Collection and Analysis
 - External Factors being considered - Consumer Price Index (+21%), Howard County Minimum Wage (up 36%), Property and casualty insurance premiums increased, etc.
 - Assuming that the annual charge rate or cap are not changing
 - Projected Outcomes
 - Bottom line of \$3.5M
 - Require an annual charge subsidy of \$3M for Comm Programs and Services, \$189M for Comm Operations
 - Admin Services reflects the impact of anticipated decreases in interest rates
 - Proposed Capital Budget - \$14.5M, increase of \$1.5M
 - Income vs Spending
 - Using cash in 2026 vs. generating it
 - Assuming ongoing support for emergency cash reserves voted for years ago

- Board Members question the increase in Grants, which the direction had been to reprioritize
 - Skye asks about how much we've donated over the last 10 years through grants. Should we get into the business of giving grants?
 - Skye asks John Kuchno to look into the policies regarding grants
- Also want to look at the ROI goal and what we're doing to meet that
- Questions about the money being budgeted for the Watershed Management plan
 - Per Jeremy, there are many projects in that plan that have not been completed
 - Watershed Manager retired and do not yet have a replacement - expect a ramp up once a new manager comes in and architects a roadmap for the future
- Idea raised to add a full time wildlife manager to address the deer issue in Columbia, though some think that handling it through contract work to start is a better idea
- Questions about doing the ADA assessment for CA given that we haven't done since 2012; would be in line with our Accessibility goal
- Want to consider increase the lifespan of the Mission and Vision to prevent the cost of signage changes
- Budgeting conservatively in preparation for the new administration coming in and the possible changes that could happen; trying to stay as informed as possible

New Business

- Overview of Villages
 - Jackie Tuma presenting a Village Community Associations Overview
 - CA provides funding to the villages
 - Funding
 - Financial
 - Annual charge share granted to each village
 - Employer portion of villages' employee benefits
 - Real estate taxes and building insurance
 - Legal fees for covenant enforcement and employment of a covenant administrator
 - Capital improvements to the community and neighborhood center buildings
 - Repairs and maintenance of community and neighborhood center buildings
 - Administrative and marketing services
 - In Kind Support
 - Use of buildings (no rent paid)
 - Maintenance of the grounds
 - Snow/trash/debris removal
 - Special events support
 - Management Contract
 - Exists between CA and villages - building use agreements
 - Current management contract was 6 year, ended in FY24, extended one year - currently negotiating new contracts take effect May 2026)
 - Annual Charge Share Grant
 - CA Board approves the total grant amount to the villages as part of the annual budget process
 - Allocated to villages through a formula that has been in effect since FY19
 - Allocation determined by:
 - Village Administration (Equal amounts for all villages)
 - Covenant enforcement (Number of properties subject to the annual charge)
 - Communication and special events (population)
 - Building management (Leasable square footage)
 - How villages spend money is up to them

- Excess Cash Reserves
 - CA does not require the villages to retain cash reserves
 - Annual retrospective look at whether cash far exceeds upcoming needs
 - Any excess cash returned covers a portion of the additional funding CA provides

Questions Only

- President's Report - included in the packet
- State and Local Pre-Filed Legislation
- Inner Arbor Trust Report