



AGENDA – February 13, 2025 Board Meeting

February 7, 2025

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, February 13, 2025 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, February 12, 2025**. 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 – January 23, 2024 Board Meeting
7. **Old Business 100 min.**
 - (a) Inner Arbor Trust 2025 Update Presentation **(45 min.)**
 - (b) Draft FY2026 Operating and Capital Budget **(30 min.)**
 - (c) Board Goals Update **(15 min.)**
 - (d) Village Management Contract Update **(10 min.)**
8. **New Business 30 min.**
 - (a) Proposed Revisions to the Purchasing Policy **(30 min.)**
9. Questions Only **10 min.**
 - (a) President's Report
 - (b) State and Local Pre-Filed Legislation
 - (c) Land Transaction Notification
10. Proposed New Topics **1 min.**
11. Chair's Remarks **3 min.**
12. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m.

- **Resident Speakout Topics**
 - Stream restoration opposition
 - Opposition to the CA's points program and support for making pools free
 - Desire to have meetings regarding village funding public instead of closed
 - Opposition to the WR Grace plastics recycling plant
 - Opposition to having CA take over management of the Villages
- **Consent Agenda**
 - Passed without issue
- **Inner Arbor Trust 2025 Update Presentation**
 - Nina Basu presentation on where Inner Arbor Trust is on executing the 2021 plan
 - Provides arts & culture programming, a publicly accessible park, and protects/preserves the environment
 - Several upgrades planned - first is the Pathway system, comprehensive lighting, Collonade, and Bend In The Creek playground. Many areas for art are planned as well.
 - In Capital Phase II - \$3.85M funded
- **Draft FY2026 Operating and Capital Budget**
 - No updates since the previous meeting
 - Voting will happen next meeting
 - Motion made to have staff go back and come up with 1-3 scenarios that would freeze the fees at 2025 levels.
 - Failed - far too late in the process
- **Board Goals Update**
 - Goals agreed to in September will be presented in the next month
 - Analysis of management of Village facilities
 - In March will present on the new app interactivity and GIS
 - In April will present CA's benchmarking
- **Village Management Contract Update**
 - Working with the Village managers
 - Having a closed meeting on February 27th to discuss with the Board Members
- **Proposed Revisions to the Purchasing Policy**
 - Stephanie Ackerly - Procurement Director since May
 - Proposed change to add legal/lobbying services to the exemptions in the policy
 - Allows expertise in lobbying or legal action
 - Proposed change to standardization - purchase in a way to have standard products to allow efficiency
 - Example - If we have a fleet of Ford vehicles, don't buy a Chevy truck
 - Mostly affects IT
- **Questions Only**
 - President's Report
 - State and Local Pre-Filed Legislation
 - Land Transaction Notification
- Proposed New Topics
- Chair's Remarks



AGENDA – February 27, 2025 BOD Meeting

February 21, 2025

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, February 27, 2025 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, February 26, 2025**. Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout. *(20 min.)*
6. Long Reach Village Center Redevelopment Presentation – Columbia Concepts **30 min.**
7. Consent Agenda **1 min.**
 - (a) Appointment of Treasurer of Columbia Association
8. **Old Business** **80 min.**
 - (a) Vote: FY 2026 Capital Budget *(15 min.)*
 - (b) Vote: FY 2026 Operating Budget *(15 min.)*
 - (c) Vote: FY 2026 Annual Charge Rate and Cap *(5 min.)*
 - (d) Vote: Proposed Revisions to Purchasing Policy *(5 min.)*
 - (e) Board Goals Update *(40 min.)*
9. **New Business** **15 min.**
 - (a) CB11 2025 - Act Amending HoCo Zoning Regulations *(15 min.)*
10. Questions Only **10 min.**
 - (a) President's Report
 - (b) State and Local Legislation
11. Proposed New Topics **1 min.**
12. Chair's Remarks **3 min.**
13. Adjournment – Anticipated Ending Time: Approximately 10:00 p.m.

- Resident Speakout Topics (Extended an additional hour)
 - Opposition to WR Grace plastics recycling plant
 - Support for WR Grace plastics recycling plant
 - Village management contract and CA assuming management of the CA buildings
 - Stream restoration
 - Increasing village funding
- Long Reach Village Center Redevelopment Proposal
 - Presentation of proposed plan for Long Reach village center
 - Major changes – sports complex, restaurants, virtual reality theater, senior service center, inclusive housing, green public gathering space, next-gen retail
- Village Management
 - Vast differences in square footage and uses of the different village buildings
 - Majority of buildings are >50 years old; maintenance costs
 - Expenses exceed revenue by \$2M
- Capital Budget, Operating Budget, Annual Charge Rate Cap
 - Motion made to reallocate \$125k from the President’s Budget to reallocate to the Inner Arbor Trust
 - Failed
 - Motion made to reallocate \$125k from the President’s Budget to the Villages
 - Failed
 - Question called – 2/3 vote succeeded
 - Budget passed
- Changes to Purchasing Policy
 - Motion made to remove “legal and lobbying services” from the exceptions
- Village Management

Current Strengths and Challenges; Looking Ahead - Opportunities

Strengths	Challenges	Opportunities
Personalized, community-based service	Decentralized <ul style="list-style-type: none"> • Cumbersome process for the community. • Different business models. • Separate procurement, administration, marketing, staffing, operating expenses, etc. 	Centralize <ul style="list-style-type: none"> • Improve awareness and service to the community. • Standardize business practices and operations. • Enhance economies of scale. • Increase utilization and revenue; reduce expenses.
Institutional knowledge and experience.	Inequity among the villages <ul style="list-style-type: none"> • Ability to generate revenue varies widely. • Enhanced services and support to residents may differ considerably. 	Resolve the revenue disparity <ul style="list-style-type: none"> • Level set the villages’ ability to support residents.
	Lack of sufficient insight into building usage by CA (how, when, etc.) <ul style="list-style-type: none"> • Difficult to assess the extent and type of building improvements needed. • Challenging to leverage/coordinate community services and programs. • Creates risk management challenges. 	Improve CA’s decision-making regarding the extent and timing of repairs, maintenance and improvements. Increased coordination of community offerings. Strengthen resource stewardship.

Plan – Three Options



Option 1: CA manages the 10 community buildings; villages continue to manage the 14 neighborhood centers.

Option 2: CA manages the 24 buildings.

Option 3: Villages manage customer-facing and on-site services; CA provides a centralized system for reservations and administration.

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Option 1: CA manages the 10 community buildings; villages manage the 14 neighborhood centers

- Village-centric service is maintained for the neighborhood centers.
- This option has significant operational difficulties and does not address the challenges of the current structure nor opportunities identified.

Determined not to be a viable option.

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Option 2: CA manages the buildings, continued

- Revenue would: 1) cover specific costs, and 2) be allocated to the villages.

Allocation among villages would be designed to provide equitable opportunities to serve community stakeholders.

- Building management transition would be phased in to minimize disruption of existing lease arrangements.

Option 3 – Villages manage customer-facing and on-site services; CA provides a centralized reservation system and administrative services.

- **Decentralized** customer-facing and on-site services; **Centralized** reservation and administrative services.

- Revenue generated:
 - 1) Cover specified village and CA costs.
 - 2) Allocated to the villages (designed to provide equitable opportunities for villages to serve community stakeholders).
- Requires strong coordination between CA and each village.

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Comparison of the three options

Option 1	Community Centers - CA Neighborhood Centers - Villages
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Option 2	All buildings - CA
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Option 3	Village	CA
	Customer-facing and on-site service	Administration
	<ul style="list-style-type: none"> ➢ Client inquiries, site visits ➢ Event management (e.g. pre-event coordination, event day operations, post-event inspection) 	<ul style="list-style-type: none"> ➢ Reservation system management ➢ Billing and payment processing ➢ Lease/rental agreement management ➢ Reporting and analysis

Village Feedback

Option 3

- Belief that expenses wouldn't decrease by much.
- There are many details and nuances that would need to be addressed.

Overall

- Community service is a large focus (versus revenue generation).
- The villages can establish their own centralized reservation system, independent from CA.
- Personalized and customized service is provided.
- Each building is unique.

The villages would like to stay with the status quo.

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