

**HICKORY RIDGE COMMUNITY ASSOCIATION**  
**VILLAGE BOARD MEETING**  
**January 22, 2018**

Chairperson Michelle Wood called the meeting to order at 7:31 pm at The Hawthorn Center. Board members present included Fred Johnston, Allison Sultan, Student Member Noah Sutker, and Lisa Dean, on phone. Also present was Gregg Schwind, Columbia Council Rep, Anne Kulesza, Village Manager and Kristina Strakna, Covenant Advisor. There were 16 audience members.

1. **Approval of Agenda:** The agenda was approved as submitted.
2. **Approval of December 18, 2017 Meeting Minutes:** The minutes were approved as submitted.
3. **Resident Speak Out:** A resident spoke out in support of the board's deliberate action to wait to take a formal position on the Village Center Redevelopment. Deborah Wessner, Watershed Advisory Committee (WAC) Chair, thanked the board for its testimony. In addition, she wanted the board to be aware that there is talk about creating a new or expanding the Columbia Association (CA) WAC charter to include a Climate Change Advisory Committee. Deborah explained that a CA Board member had made a comment that the CA WAC was unproductive. She listed several WAC initiatives such as native plant language for village architectural guidelines, geese population management, and storm water management education. A Cardinal Lane resident spoke about a water main break that occurred on December 31 on his street. He explained that Department of Public Works did not notify residents before turning off the water for several hours. He would like the county to have a system that would provide advance notices to residents of water main shut-offs. He contacted Mary Kay Sigaty's office and had not received a response. The board asked Ms. Kulesza to follow-up with Mary Kay's office. Mr. Stein asked the board if they were going to hire an attorney to assist with the testimony for the Village Center Redevelopment. He wanted to know if the board planned on conducting a survey to determine if residents were okay with spending money to pay for an attorney. The board stated that Hickory Ridge Community Association will be using the services of Mr. Thomas Meachum, who has provided legal counsel to the association in the past. Ms. Kulesza stated that the approximate attorney fee is \$275.00 an hour.
4. **New Business:**
  - A. **FY18 2<sup>nd</sup> Quarter Financials:** The board moved to accept and file the 2<sup>nd</sup> Quarter Financials.
  - B. **Village Elections:** The board approved the election schedule, which includes the candidate statement deadline, the date for the second election, candidates' night, and the absentee ballot delivery method (regular mail). Ms. Kulesza mentioned that two residents have volunteered for the election committee, and that the appointment of election committee chair will be on the next board meeting agenda.
5. **Old Business:**
  - A. **Pickleball Courts in Hawthorn:** Ms. Kulesza provided the board with a revised plan that includes converting the existing basketball court into a pickleball court and constructing a new basketball court in the Columbia Association (CA) open space behind the Hawthorn Pool. This location was selected by CA, as it is the only place a full court could be built. Several Misty Arch Run and Cloudland Court residents whose property abut the CA open space spoke in opposition of having a basketball court in this location. The concerns raised included increased noise (dribbling balls, language, loud music from cars), people cutting through yards to get to the

court, pathway disruption, and the environmental impact on what is now green space. The board explained no decision will be made at the meeting tonight and suggested an alternative option of a half basketball court in that location furthest from the Misty Arch and Cloudland Court residences, and possibly behind the Kindercare. The board asked Ms. Kulesza to work with CA on a half court option.

- B. Village Center Redevelopment:** Ms. Kulesza provided an overview of the results of the Planning Board meeting and explained that, based on the county's response to the plan so far, it may be likely that the redevelopment plan will be approved by the Zoning Board. She stated that the board might want to think about how it could work with Kimco to get the best plan for the community. In addition, the board needs to think about what steps it would like to take to prepare for the Zoning Board hearing. An audience member suggested the board request additional time from the Zoning Board to prepare testimony. A resident said the board should review possible set-back issues in the plan. It was also suggested that the board could request the Zoning Counsel to be present at the hearing. Ms. Kulesza stated that the Zoning Administrator explained that the Zoning Counsel only appears at "change or mistake" cases and she upholds the Comprehensive Zoning and makes sure there is a complete record. She does not give legal advice, and she will not be appearing at this case as there is no "change or mistake" in question. Ms. Dean made a motion to create a committee to assist the board and the board's attorney with the Zoning Board testimony. There was no second, so the motion failed. The board stated they will hold a closed meeting with Mr. Meachum next week to discuss the testimony. Ms. Sultan made a motion to have Mr. Meachum send a letter to the Zoning Board requesting the hearing be moved from February 28, 2018 to a future date to allow for more time to prepare testimony. The motion was approved.

## 6. Reports:

- A. CA Board of Directors Report—Gregg Schwind:** Mr. Schwind explained that CA is working to get its FY19 and FY20 budget approved by the end of February. CA is making capital improvements to existing facilities, including Athletic Club, Swim Center, Haven, and Supreme Sports Club. CA has also proposed funds for watershed associated improvements such as stream stabilization and lake dredging. Mr. Schwind would like comments and feedback regarding the budget. He requested Ms. Kulesza send an email out to the community asking for feedback and include a link to CA's budget.
- B. Manager's Report:** Ms. Kulesza provided her report. She stated she will be attending the Pre-Submission meeting on January 25 regarding the Water Pumping Station at the corner of Cedar Lane/Hilltop Lane.

**7. Board Comments:** Ms. Sultan enjoys that her young son thinks the Chrysalis in Symphony Woods looks like a dinosaur.

**8. Action Items:** Ms. Kulesza will schedule a meeting for the week of January 29 so the Board and Mr. Meachum can discuss legal matters related to the Zoning Board hearing. She will contact CA about a revised plan for the pickleball and basketball courts at Hawthorn. Ms. Kulesza will send the approved financials to CA. She will also send an email to the community requesting feedback regarding CA's budget.

**9. Adjournment:** The meeting was adjourned at 10:10 pm by Ms. Wood.