

**HICKORY RIDGE COMMUNITY ASSOCIATION
VILLAGE BOARD MEETING
March 5, 2018**

Chairperson Michelle Wood called the meeting to order at 7:32 pm at The Hawthorn Center. Board members present included Fred Johnston, Allison Sultan and Student Member Noah Sutker. Also present was Anne Kulesza, Village Manager and Joan Lancos, Land Use Liaison. There were 5 audience members.

1. **Approval of Agenda:** The agenda was approved as submitted.
2. **Approval of February 19, 2018 Meeting Minutes:** The minutes were approved as submitted.
3. **Resident Speak Out:** A resident thanked the Board for its position and efforts to represent the community regarding the Hickory Ridge Village Center redevelopment. She believed that the majority were residents are pleased with the Board's work.
4. **New Business:**
 - A. **Brightview Senior Living:** Andrew Teeters and Maria Miller from Brightview Senior Living presented the proposal to develop a senior residential facility consisting of 90 independent and 80 assisted living units on a parcel adjacent to Martin Road Park. As part of the request for CEF zoning, the historic Athol Manor would be repurposed for use by non-profits. The developer would also make improvements to Martin Road Park, move the bus shelter and provide marked crosswalks at two locations along Martin Road. The developer will also work with Howard County to improve traffic safety at the intersection of Martin Road and Seneca Drive. The Board moved to express support for the project, the thoughtful reuse of Athol Manor, the respect shown regarding architectural compatibility of the new building with the Manor, and the improvements proposed to Martin Road Park and the surrounding roads.
 - B. **WAC storm drain stenciling project:** The Board supported sending a letter to Howard County to request permission for the WAC stenciling project.
 - C. **Motion to remove flag for 10666 High Beam Court:** The Board voted to remove the flag on the lot file for the property as all violations have been corrected.
 - D. **FY18 3rd Quarter Financials:** The Board moved to accept and file the third quarter financial records.
 - E. **Hickory Ridge Financial Policy Change:** Ms. Kulesza asked for clarification of the policy related to payment of recurring bills. The Board voted to amend the policy as proposed.
 - F. **The Hawthorn Center Purchases:** Ms. Kulesza provided the Board with a list of major purchases and expenditures being contemplated for The Hawthorn Center to improve flexibility for rentals. The list included items such as new tables and chairs for the Conference Room, painting, chair cleaning, and replacement audio equipment.
5. **Old Business: None**
6. **Reports:**
 - A. **CA Board of Directors Report—Gregg Schwind:** Mr. Schwind was not present and sent no report.
 - B. **Manager's Report:** Ms. Kulesza provided her report.
7. **Board Comments:** Mr. Johnston announced that he would be unable to attend the March 19 meeting.

- 8. Action Items:** Ms. Kulesza will send a letter to the county in support of the stenciling project. Ms. Lancos will provide the Board with draft testimony for the Zoning Board for ZB-1115M, Shelter Development LLC (Brightview). Ms. Lancos will present the approved testimony at the Zoning Board Hearing on March 14.
- 9. Executive Session:** At 9:15 pm, Mr. Johnston made a motion to close the meeting to discuss potential legal matters. Ms. Sultan seconded. The motion passed 3-0. Those present during the executive session were Board Members Fred Johnston, Allison Sultan, Michelle Wood and Village Manager Anne Kulesza. At 9:38 pm, Ms. Sultan made a motion to reopen the meeting. Mr. Johnston seconded. No action was taken during the meeting.
- 10. Adjournment:** The meeting was adjourned at 9:40 pm by Ms. Wood.