

**HICKORY RIDGE COMMUNITY ASSOCIATION**  
**Village Board Meeting Minutes**  
**April 24, 2023, 7:30 pm via Zoom meeting**

Meeting recording: [PART ONE](#) and [PART TWO](#)

**Members Present:** Skye Anderson, Kristine Amari and Jeremy Domm. William Inglis and Brian England joined the meeting late.

**Staff Present:** Laura Mayton

**Guests:** Approximately 36 guests attended.

**Call to Order:** 7:30 pm

1. **Approval of Agenda:** Ms. Anderson made a motion to approve the agenda and Mr. Domm seconded. Ms. Mayton requested the addition of Donations to the agenda as Item 6. B. Mr. Inglis asked that the former item 6. B., Property Annexation, be tabled for the next meeting. Mr. Domm made a motion to approve the amendments and Ms. Anderson seconded. The amendments passed unanimously. The agenda, as amended, was approved unanimously.
2. **Approval of the March 27, 2023, Meeting Minutes:** Mr. Domm made a motion to approve the minutes. Ms. Anderson seconded. The motion passed, Ms. Amari and Mr. Domm in favor. Ms. Anderson abstained.
3. **Board Update:** Ms. Anderson reported that distributing campaign material is protected speech and not subject to no solicitation signs. Ms. Amari reported that the Sixpence Tot Lot is finished, and it is receiving daily use. Mr. Domm stated the Ranazul in Maple Lawn is hoping to move to a space in the Hickory Ridge Village Center. Mr. Inglis asked to address the issue of his reelection immediately. Ms. Mayton suggested adding it as an item to the agenda. After an interruption in the meeting, the topic was added to the agenda as item C by a unanimous vote.
4. **Village Voices:** Ms. Mars gave a shout out to the Events Coordinator and Village Manager for the wonderful Community Celebration on Friday. Ms. Hickman cautioned the Board to consider volunteer advice from residents carefully. Mr. Schwartz stated that the Village Center Redevelopment case was heard before a judge from Anne Arundel County. He also stated that the judge affirmed the Howard County Zoning Board's decision. Mr. Schwartz stated that Kimco may appeal the decision.
5. **CA Board of Directors Report – Brian England:** Mr. England praised Columbia Association's acting President, Dennis Matthey, for working to bring together the Board, staff and community. He stated that Board functions are moving along much more smoothly. Mr. England stated that it has been his pleasure to serve as the Hickory Ridge representative on the CA Board of Directors.
6. **New Business:**
  - a. **The Village at Howard, Debbie Burgio, Executive Director:** Ms. Burgio described the services offered by The Village at Howard, including social activities, volunteers to coordinate services for members including transportation, help at home, etc. Ms. Burgio asked if public events for The Village at Howard could be shared in the Hickory Ridge newsletter. Ms. Mayton agreed to do so.

b. **Donations**

- i. **Harper's Choice Middle School PTSA:** Dan Newberger, representing the PTSA, requested a donation of \$3000 to support promotion activities for outgoing 8<sup>th</sup> graders, including subsidizing the yearbook and field trips. After some discussion, Mr. Dommu made a motion to donate \$3000 to the Harper's Choice Middle School PTSA. Ms. Anderson seconded. The Board discussed. The motion passed unanimously.
- ii. **FY 2024 budget:** Mr. Dommu pointed out that the budget line for Legal expenses is \$15,000 and that may be high for the upcoming year. Mr. Dommu recommended reallocating \$10,000 of the line for Legal expenses to other categories. Mr. Dommu made a motion to reduce the Legal expenses budget line by \$10,000, adding \$7,000 to Donations expressly for the purpose of donating to schools, and add the remaining \$3,000 to Special Events. Mr. Inglis seconded the motion. After discussion, Mr. Dommu amended the motion to state that the Legal expenses budget line would be reduced by \$10,000, adding \$7,000 to Donations and adding the remaining \$3,000 to Special Events. Ms. Anderson seconded the amendment. The amendment passed unanimously. The amended motion passed, Mr. Inglis, Mr. Dommu, and Ms. Anderson in favor, Ms. Amari opposed. Mr. Inglis made a motion to approve the FY24 Budget as amended. Mr. Dommu seconded. The motion passed unanimously.
- iii. **William Inglis Election Issue:** Mr. Inglis stated that he feels the 48-hour period to submit winning candidate documents is arbitrary and he had extenuating circumstances that caused him to submit his documents late. Mr. Inglis also stated that he received enough votes to win the election, so he should be seated on the Board. Mr. Dommu stated that he is conflicted, that it would be very strange to not seat a winning candidate on the Board, but he stated that he would defer to the Election Committee in this decision. Ms. Anderson also stated that the decision should not be up to the members of the Board, but that the Board should abide by the Election Committee's recommendation. Ms. Schwartz, resident and former member of the Special Election Committee, noted that the documents and rules may need to be adapted and changed as different processes are tested. Mr. Loesch, Election Committee Chair, read from the candidate documents that timely submission of the documents is a prerequisite to the certification of a candidate's election, which he stated is unambiguous. Mr. Loesch stated that, per the Election Procedures and Guidelines, there is a five business day time period, after the certification of the election, when challenges to the election may be submitted, in writing, to the Village Manager or the Election Committee. Mr. Loesch stated that, if a challenge is received, the Election Committee would meet to review the challenge and then make a recommendation to the Village Board. The Village Board would then determine how to proceed. Ms. Link, Election Committee Vice Chair, stated that she was disappointed that the situation has reached the point of not seating an elected Board member, but that Chris Smith, the next highest vote getter, was notified of his election, so now the situation is complicated. Mr. Warner, Election Committee member, stated that he believes the Election Committee has done a reasonable job and that they have followed the rules that they have been given. Mr. Warner stated that the Committee is charged with conducting free and fair elections, and he believes that the Election Committee has done their best to ensure that happened. Mr. Des Roches, also an Election Committee member, stated that it is a tough situation, but Mr. Inglis was confronted with difficult personal circumstances, and he missed the deadline by a short window and leniency is required in this situation. Mr. Schwartz, a resident, recommended that the Board show compassion and respect the will of the community to elect Mr. Inglis to the Board. Mr. Loesch reiterated that the Election Committee will meet to come up with recommendations for the Board. The discussion ended with the Board members agreeing to let the Election Committee review process play out.

7. **Old Business:**

- a. **Village Center Redevelopment Case:** Ms. Mayton stated that Macy Nelson, the attorney representing Hickory Ridge in the case, sent a letter to the Village Board stating that the judge upheld the decision of the Zoning Board, and it remains to be seen if Kimco will appeal the decision. Ms. Anderson asked Ms. Mayton to follow up with Mr. Nelson to ensure that Mr. Nelson notifies the Board when the DNO is published, and she was also disappointed that Mr. Nelson did not do a better job making sure Board members could attend the virtual hearing.
8. **Manager's Report:** Ms. Mayton reminded residents about the new traffic signal at Hickory Ridge Road and Campus Drive that should be operational in mid-May.
9. **Feedback Session:** Ms. Link thanked the Board members for serving the community.
10. **Board Comments:** Ms. Amari noted that this is the last meeting of the current Board. Mr. Inglis stated that he hopes the scholarship program and volunteer of the year award will continue in the future. Mr. Dommu thanked James Blackwood and Brian England for their service over the last year. Ms. Amari also thanked Mr. Blackwood and Mr. England for their work on the Sixpence Tot Lot and all the other work they have done over the past year. She also wished luck to the incoming Board members.
11. **Action Items:** Ms. Mayton will edit the approved budget as stated and follow up with Mr. Nelson regarding the DNO.
12. **Closed Session per Maryland HOA Act Section 11B-111 (4) (i) Discussion of matters pertaining to employees and personnel:** Ms. Amari made a motion to close the meeting to discuss a personnel matter. Mr. Inglis seconded. The motion passed unanimously. No action was taken. At 10:29pm, Mr. Dommu made a motion to re-open the meeting. It was seconded by Ms. Anderson. The motion passed unanimously.
13. **Adjournment:** The meeting adjourned at 10:29pm.

# Hickory Ridge Covenants

in whole or in part, to the provisions set forth in this Declaration shall not be construed to mean that it was the intent or purpose therein to subject any additional property or lands to this Declaration or any terms or provisions thereof.

SECTION 2.02. HRD may, from time to time, annex additional lands to the Property, and thereby subject the same to the Hickory Ridge Village Covenants, by the execution and filing for recordation among the Land Records of Howard County of any instrument expressly stating an intention so to annex and describing such additional lands to be so annexed. During that five' (5) year period commencing with the date of the recording of this Declaration, HRD may annex additional lands to the Property in its absolute discretion. From and after the termination of said five (5) year period, additional lands may be annexed to the Property provided that each such annexation is approved in writing by the Federal Housing administration or by two-thirds (2/3rds) of the members of the Association entitled to vote.

## ARTICLE III

### MEMBERSHIP; VOTING RIGHTS

SECTION 3.01. The Association shall have as members only Owners and Tenants. All Owners and Tenants shall, upon becoming such, be deemed automatically to have become members and there shall be no other qualification for membership. Membership shall be appurtenant to, and shall not be separated from, the ownership of any of the interests described in Sections 1.17 or 1.20 hereof.

SECTION 3.02. All members, so long as the same shall qualify under this Article III, shall be entitled to vote on each matter submitted to a vote at a meeting of members. Each member of the Association shall have one vote, subject to the following exceptions and conditions:

A. If any member owns or holds more than one "Unit" (as defined in Section 1.17 hereof) or lease (in accordance with the terms of Section 1.20 hereof) such member, subject to the provisions of this Article III, shall be entitled to one vote for each such Unit or lease.

B. When any such Unit or lease is owned or held by more than one member as tenants by the entireties, or in joint tenancy or tenancy in common or any other manner of joint or common ownership or interest, such members shall collectively be entitled to only one vote relative to such Unit or lease, and if such members cannot jointly agree as to how that vote should be cast, no vote shall be allowed with respect to such Unit or lease.

C. Any member who is in violation of the Hickory Ridge Village Covenants, as determined by the Association Board, shall not be entitled to vote during any period in which such violation continues. Any member who fails to pay any dues or any special assessment established by the Association shall not be entitled to vote during any period in which any such dues or assessments are due and unpaid.

D. The Association Board may make such regulations consistent with the terms of the Hickory Ridge Village Covenants and the Association Charter, as it deems advisable for any meeting of members, in regard to proof or membership in the Association, evidence of right to vote, the appointment and duties of inspectors of votes, registration of members for voting purposes, and such other matters concerning the conduct of meetings and voting as it shall deem fit.

E. Except as specified in this paragraph and in paragraph F immediately following, no member shall be entitled to assign his right to vote, by power of attorney, by proxy or otherwise, and no vote shall be valid unless cast in person by the individual member, provided, however, (i) that in the case of a corporate member, the vote may be cast by an appropriate officer of such corporation; (ii) that in the case of joint or common ownership as set forth in subparagraph B of this Section 3.02, any one such member shall be entitled to cast the vote with respect to the Unit or lease in question; (iii) that members unable to attend a meeting at which Directors of the Association are to be elected or at which a representative to the Columbia Council is to be elected shall be entitled to file a written vote under absentee balloting

## Hickory Ridge Community Association, Inc.

### ARTICLES OF INCORPORATION

FIRST: WE, THE UNDERSIGNED, Thomas A. Garland, Mark L. Bishoff, and Cornelius W. May, the post office address of all of whom is Fourth Floor, American City Building, Columbia, Maryland 21044, each being at least twenty-one years of age, do hereby associate ourselves as incorporators with the intention of forming a corporation under and by virtue of the General Laws of the State of Maryland.

SECOND: The name of the corporation (which is hereinafter called the "Association") HICKORY RIDGE COMMUNITY ASSOCIATION, INC.

THIRD: The Association is not formed for pecuniary gain or profit, direct or indirect, to itself or its members. The purposes for which the Association is formed are as follows:

To organize and operate a nonprofit civic organization, which shall be organized and operated exclusively for the promotion of the health, safety, common good and social welfare of the owners of property in, and the residents of, that area of the community of Columbia, a new town being developed in Howard County, Maryland, by THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION, a Maryland corporation (hereinafter referred to as "HRD"), known as the Village of Hickory Ridge (the "Property") and located upon the property described in that certain Deed, Agreement and Declaration (hereinafter referred to as the "Hickory Ridge Declaration") dated May 15, 1970, between HRD, VERA H. CAMPBELL, and THE COLUMBIA PARK AND RECREATION ASSOCIATION, INC. (hereinafter referred to as "CPRA"), and filed for recording among the Land Records of Howard County, Maryland, and Deed of Annexation dated February 1, 1971 by THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION and filed for recording among the Land Records of Howard County, Maryland, and such additions thereto as may hereafter be annexed thereto pursuant to the provisions of the Hickory Ridge Declaration.

For the general purpose aforesaid, and limited to that purpose (hereinafter sometimes referred to as the "Purpose"), the Association shall have the following specific purposes:

1. to do any and all lawful things and acts within its powers, as hereinafter set forth, which the Association from time to time may deem to be appropriate in order to benefit, aid, promote and provide for peace, health, safety, convenience, comfort and the general welfare of the owners of property in, and the residents of, the Property;

2. to assist CPRA in the conduct of its activities and performance of its responsibilities relating to the operation, maintenance and development of community facilities and services within Columbia, and particularly that part thereof forming the Property, as the same are more fully set forth in that certain Deed, Agreement and Declaration dated the 13th day of December, 1966, by and between CPRA and C. AILEEN AMES and filed for recording among the Land Records of Howard County and recorded in Liber W.H.H. 463, Folio 158, (hereinafter referred to as the "CPRA Declaration") and the Articles of Incorporation of CPRA;

3. to provide an organization through which the owners of property in, and the residents of, the Property shall be represented, by a member of the Association, on the Columbia Council, and unincorporated association, the membership of which will be composed of representatives of various associations in Columbia which have been approved by CPRA, said Council, in turn, being entitled to nominate from among its membership, persons to be elected and serve on the Board of Directors of CPRA, all as provided in the Articles of Incorporation of CPRA; and

4. to operate and maintain any and all property or facilities which it may acquire for the use and benefit of its members.

(1)

Village: Hickory Ridge  
 Fiscal Year: 2024  
 Date Prepared: 9-Mar-23

**BOARD DRAFT OPERATING BUDGET**

	Budget 2024	Budget 2023	Estimate 2023
<b><u>REVENUES</u></b>			
1 CA Annual Charge Share	328,453	319,402	319,400
2 Lease & Rental	127,500	96,000	126,133
3 Tuition & Enrollment	0	0	0
4 Interest	180	150	150
5 Special Events	6,000	7,525	5,350
6 Fees	270	295	257
7 Miscellaneous	5,200	5,200	4,100
8 Gain/loss on Disposal of Asset	0	0	0
<b>Total Income</b>	<b>467,603</b>	<b>428,572</b>	<b>455,390</b>
	Budget 2024	Budget 2023	Estimate 2023
<b><u>EXPENSES</u></b>			
9 Staff Salaries	258,000	233,040	247,800
10 Janitorial Wages	0	0	0
11 Contract Labor	100	200	136
12 Payroll Benefits	29,618	29,618	26,875
13 Payroll Taxes	21,000	19,802	20,276
14 Janitorial Expense	28,000	30,000	22,800
15 Fees	27,000	22,200	22,625
16 Operating Expenses	12,000	9,850	11,423
17 Business Expenses	3,700	4,000	1,920
18 Insurance	12,000	11,000	11,495
19 Advertising	1,000	1,500	375
20 Newsletter	25,000	12,000	12,078
21 Other Printing	4,500	4,200	4,200
22 Donations/Contributions	9,000	4,000	8,000
23 Special Events	25,000	25,870	13,000
24 Taxes	1,600	1,600	1,572
25 Utilities	12,400	12,200	9,461
26 Repairs & Maintenance	11,100	10,100	11,656
27 Furniture & Fixtures	10,000	15,000	5,000
28 <b>Total Expenses Before Depreciation</b>	<b>491,018</b>	<b>446,180</b>	<b>426,920</b>
29 Depreciation		8,190	8,901
30 <b>Total Expenses</b>	<b>491,018</b>	<b>454,370</b>	<b>435,821</b>
<b>Increase/(Decrease) in Unrestricted Ne</b>	<b>(23,415)</b>	<b>(25,798)</b>	<b>19,569</b>

LAW OFFICE OF  
G. MACY NELSON, LLC

G. MACY NELSON\*  
gmacynelson@gmacynelson.com  
\*Also admitted in D.C.

600 Washington Avenue, Suite 202  
Towson, Maryland 21204-1301  
(410) 296-8166  
www.gmacynelson.com

GRANT AMADEUS GIEL\*\*  
grant@gmacynelson.com  
\*\*Also admitted in New York

ALEXANDRA VOTAW\*  
alex@gmacynelson.com  
\*Also admitted in D.C.

April 21, 2023

Email: bill@hrvboard.org  
and inglis98@hotmail.com.

William Inglis, Chair  
Board of Directors

Email: manager@hickoryridgevillage.org  
Laura Mayton, Village Manager

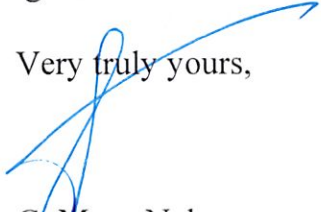
Re: Hickory Ridge

Dear Mr. Inglis and Ms. Mayton:

I hope you were able to observe some or all of the Circuit Court hearing before Judge Michelle Jaklitsch. Judge Jaklitsch is a retired judge from the Circuit Court for Anne Arundel County. I have previously appeared before her in a case in Calvert County. It seems that the Howard County Circuit Court brought her in for this case because there are allegations regarding the actions of a County Council member. Judge Jaklitsch affirmed the decision of the Zoning Board. That represents a total victory for us. The Applicant's options include doing nothing, submitting a revised Plan, or appealing. Time will tell what course of action the Applicant will take.

Thank you very much for requesting our assistance on this important case.

Very truly yours,



G. Macy Nelson

GMN:ldr



## Manager's Report

April 24, 2023

### 1. Event Reminders:

- **May 3, 7:30pm**, RAC meeting (virtual)
- **May 4**, The Log newsletter, e-issue
- **May 6, 9:00am**, Flea Market
- **May 8, 7:30pm**, Board meeting (virtual)

2. **Hickory Ridge Village Center Redevelopment:** At the hearing on Thursday, April 20<sup>th</sup>, for the appeal for Kimco's petition to redevelop the Village Center, the judge upheld the Zoning Board's decision to deny the petition for redevelopment.

3. **Sixpence Tot Lot:** Sixpence playground is open to all! Stop by and check it out.

4. **Stoplight at Hickory Ridge Road and Campus Drive:** The signal will be set to temporarily flash yellow for traffic on Hickory Ridge Road and flash red for traffic on Campus Drive. Motorists approaching the flashing yellow signal should proceed with caution through the intersection, while those with flashing red should stop before proceeding through intersection when clear. The flash operation will switch to full color (green, yellow and red) on Thursday, May 11th around 11:00 a.m.

### 5. Committee Reports:

- **Resident Architectural Committee:** The RAC continues to review applications as usual.
- **Senior Advisory Committee (SAC):** There is no report at this time.
- **Watershed Advisory Committee (WAC):** There is no report at this time.