



HICKORY RIDGE COMMUNITY ASSOCIATION

Village Board Meeting Minutes

March 11, 2024 at 7:30 pm

Meeting recording:

https://us02web.zoom.us/rec/share/vsjR_aXZ_k2ZGJ53tMStmdT4BIKRaKtMmY-nCAxtTqSZ_aldZDxxZma3NYVofoki.poKv2WpUwkW61xKo?startTime=1710199718000

Members Present: Jared Ball, Jeremy Dommu, Steve Hannan, Mariah Robertson, Chris Smith and Skye Anderson. Kristine Amari had an excused absence. Mr. Dommu led the meeting.

Staff Present: Laura Mayton and Emily Rieger

Guests: Approximately 24 guests

Call to Order: 7:30 pm

1. **Approval of Agenda:** Mr. Hannan made a motion to approve the agenda. Mr. Smith seconded. Ms. Mayton requested adding Election Report as item A under new business. Ms. Anderson made a motion to add Election Report to the agenda. Mr. Hannan seconded. The motion passed unanimously. The amended agenda was approved unanimously.
2. **Approval of February 26, 2024, Meeting Minutes:** Mr. Smith made a motion to approve the February 26, 2024, meeting minutes. Ms. Anderson seconded. The minutes were approved unanimously.
3. **Board Update:** Dr. Ball thanked residents and Dr. Robertson for attending and spearheading the talk by Dedrick Asante-Muhammad entitled Columbia at 55 that took place on February 29th.
4. **Resident Speak-Out:** No residents spoke.
5. **CA Board of Directors Report—Skye Anderson:** Ms. Anderson's comments were brief as The CA Board of Directors has not held an open meeting since the last Hickory Ridge Board meeting.
6. **New Business:**
 - a. **Hickory Ridge Village Election Update, Don Warner:** Mr. Warner made the announcement that after the deadline for candidate applications on Monday, March 11, 2024, at 5pm, there were five candidates for five Village Board seats and one candidate for one CA Board of Directors seat resulting in an uncontested election. He shared that an official announcement of the names of the appointees would be made at a later date.
 - b. **Satinwood Tree Planting on Open Space-Judelle Campbell, Community Planner, Columbia Association:** Ms. Campbell introduced herself to the Board and briefly shared the plan for the Satinwood tree planting project. She then introduced Ms. Natalie Yee, Environmental Program Manager at CA who presented a proposal to plant 58 trees in an open space area near Satinwood Drive. Residents provided feedback and the Board discussed the proposal. Several residents spoke in favor of the project. One resident expressed the importance of communicating with the neighbors regarding the project. Ms. Campbell and Ms. Yee agreed and noted that a letter to affected property owners is in the works.
 - c. **Columbia Association Update-Dannika Rynes, Sr. Manager of Media Relations & Communications:** Ms. Rynes updated the Board on Columbia Association (CA) activities, including a village photo contest and a successful blood drive. CA hosted an event called "Change Inspired, Courage Ignited" with about 80 attendees, including a keynote speaker.

She spoke about upcoming Earth Month (April) events in the community, including Columbia Cleans and Green Fest at Howard Community College. Ms. Rynes mentioned the ongoing efforts to repair and replace bridges across the community to ensure safety. She further explained that the new bridges being built are made of composite material, which is more efficient and sustainable than wood. The new bridges will have a slight rise in the railings and the bridge itself in relation to the pathway and are an upgrade for safety considerations. Ms. Rynes stated that the board is in the process of speaking to finalists for the president/CEO search.

- d. **FY25 Draft Budget:** Ms. Mayton presented the draft budget and the Board discussed. Dr. Robertson made a motion to approve the FY2025 Draft Budget. Mr. Smith seconded. The FY2025 Draft Budget was approved unanimously. The draft budget will be available on the website for public comment for 30 days.
- e. **CA Management Contract Addendum:** The Board received a letter from CA about signing an extension to the management contract for Village facilities. The Board discussed how to respond and potentially collaborating with other Villages on this issue. The Board agreed to collaborate with two other Villages, Owen Brown and River Hill, in support of an increase in CA assessment dollars. Mr. Hannan volunteered to be the Hickory Ridge representative on this matter and coordinate with representatives from Owen Brown and River Hill.
- f. **Letter to County Executive and County Council on HCPSS Budget Request:** Mr. Dommu proposed sending a letter to the County Council and County Executive to support the HCPSS school budget request in the County budget. The Board discussed the letter, drafted by Ms. Mayton, in support of additional school funding. Dr. Robertson made a motion to send the letter to the County Council and Executive. Mr. Hannan seconded the motion. The motion passed unanimously.

7. Old Business:

- a. **Aging Well in Columbia Advisory Committee (AWCAC)-Celindah Grier:** Ms. Grier highlighted the progress made on the charter for the AWCAC, and she hopes that CA will adopt it as a guide for other committees.
- b. **Proposed Easement Policy for CA:** The Board again discussed the proposed easement policy for CA. Several Board members are in support of sending a letter to the CA Board to address easement procedure issues whereas others believe that it's premature because the CA Board of Directors has not yet discussed easements.

- 8. **Manager's Report:** Ms. Mayton shared that the Community Engagement Committee will be hosting a happy hour on March 18 at Asian Palace. She also reminded the Board about the Community Celebration that is happening in the Hawthorn Center parking lot on April 19th from 5:30-7:30pm.

9. Action Items:

- a. Ms. Mayton will send the letter to the County Council and County Executive to support the school budget request.
- b. Ms. Mayton will review and compile the CA assessment details to share at the next Board meeting.
- c. Ms. Mayton will connect Mr. Hannan with representatives from both Owen Brown and River Hill.

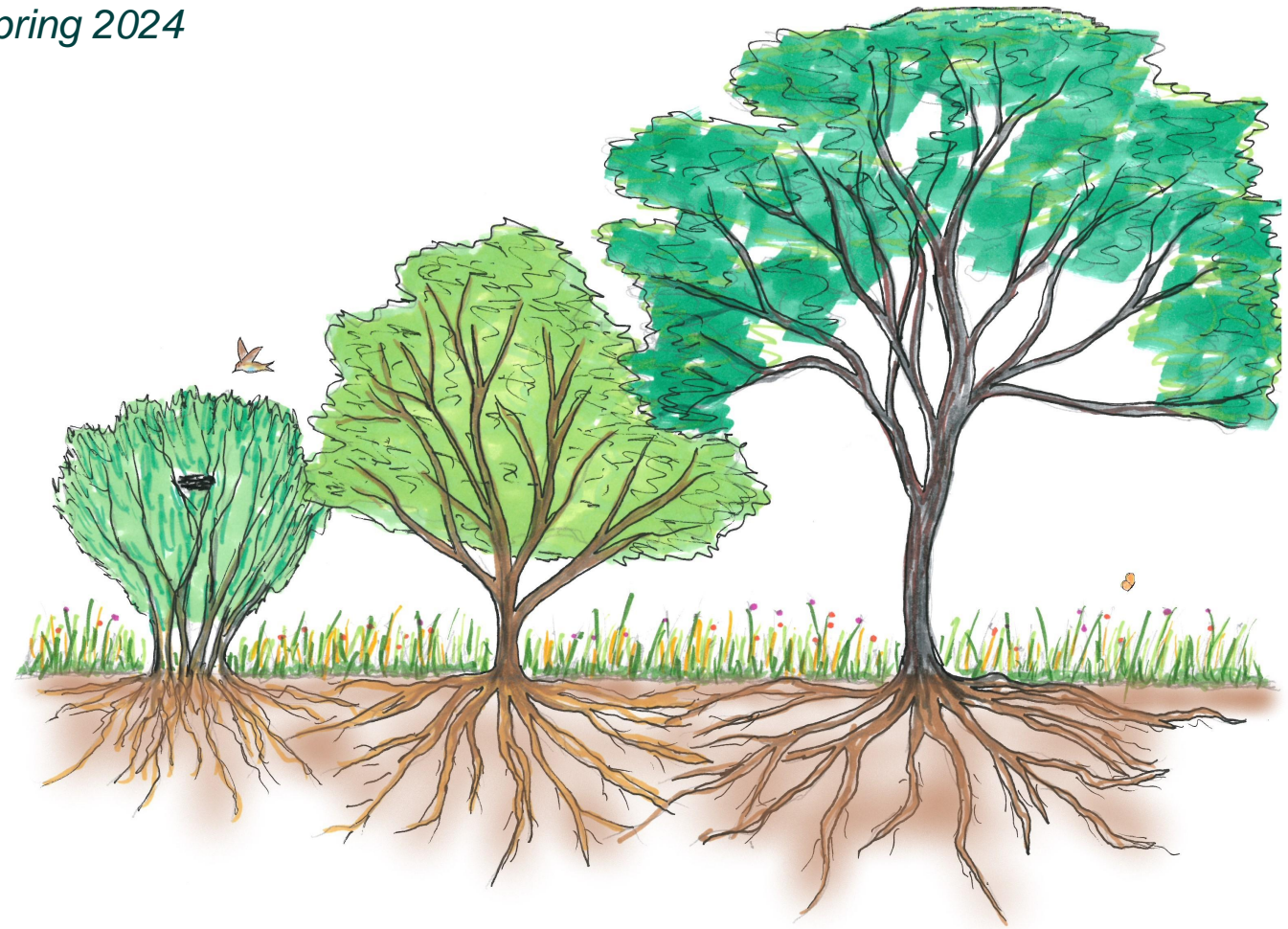
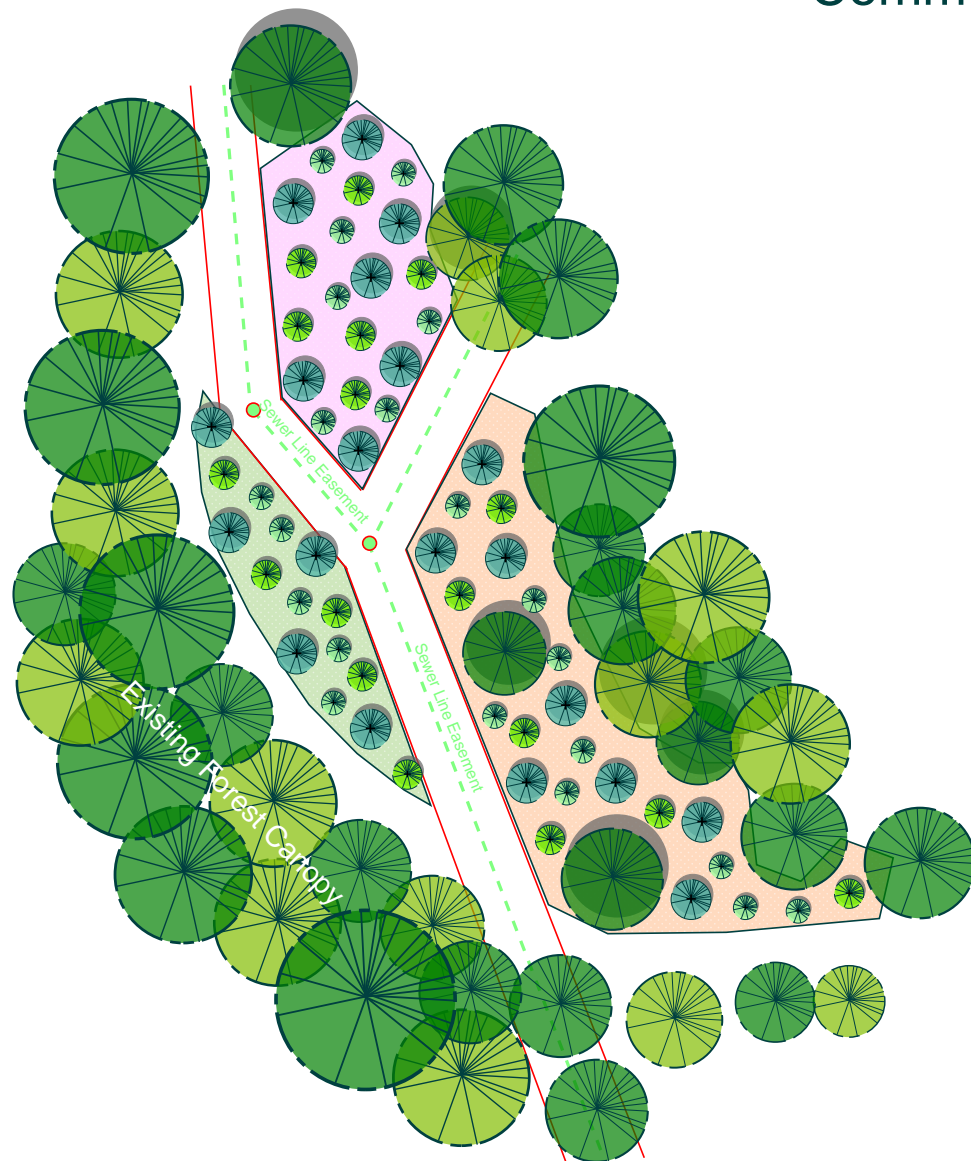
10. **Adjournment:** Dr. Robertson made a motion to adjourn the meeting. Mr. Hannan seconded. The motion passed unanimously. The meeting adjourned at 9:40pm.

Satinwood Drive - Tree Planting Project

Village of Hickory Ridge

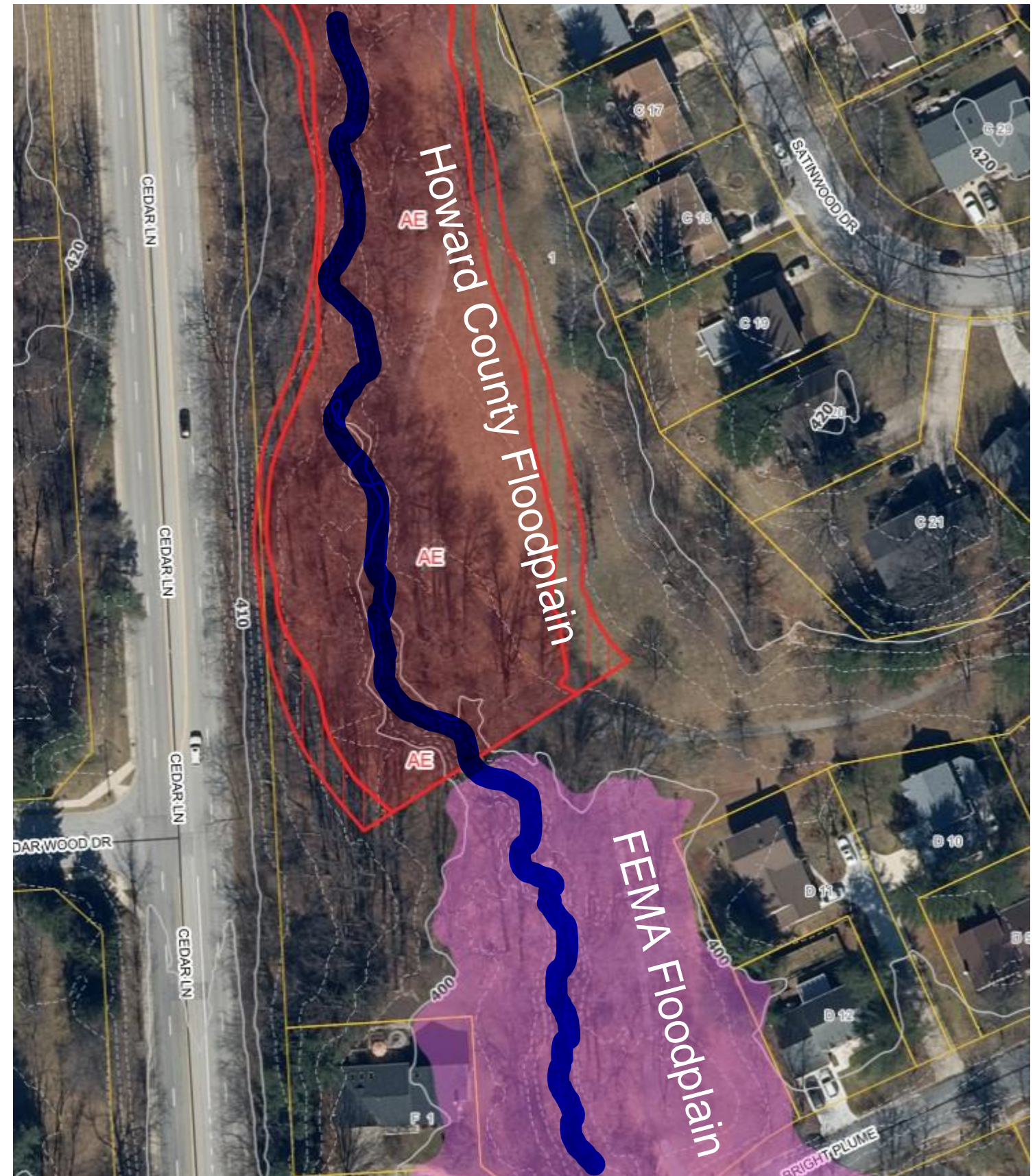
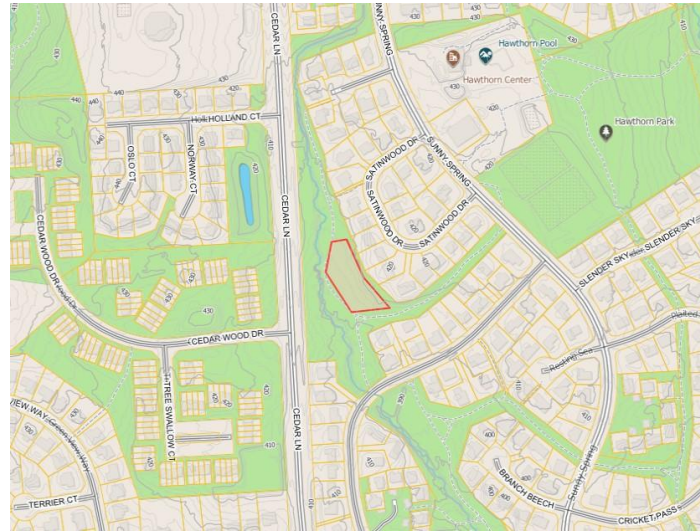
Prepared by Columbia Association
Community Operations - Open Space

Spring 2024



Satinwood Drive Open Space - Existing Site Conditions

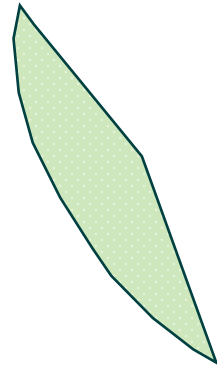
Village of Hickory Ridge






Satinwood Drive - Tree Planting Plan

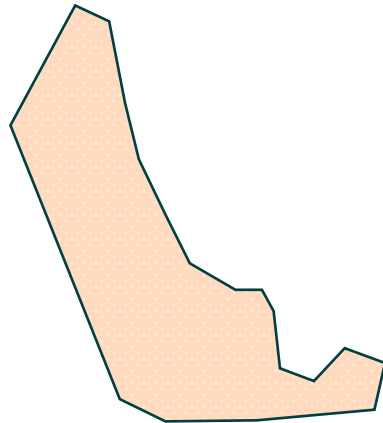
Village of Hickory Ridge

20 Canopy Trees
 17 Under-story Trees
 21 Shrubs
 58 total plants






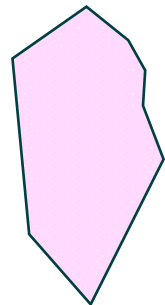
Zone 1 ~3,600 square feet

-  - 5 Canopy Trees
-  - 5 Under-story Trees
-  - 5 Shrubs






Zone 2 ~10,000 square feet

-  - 8 Canopy Trees
-  - 6 Under-story Trees
-  - 9 Shrubs



Zone 3 ~5,800 square feet

-  - 7 Canopy Trees
-  - 6 Under-story Trees
-  - 7 Shrubs



Ecological Benefits

Canopy Trees

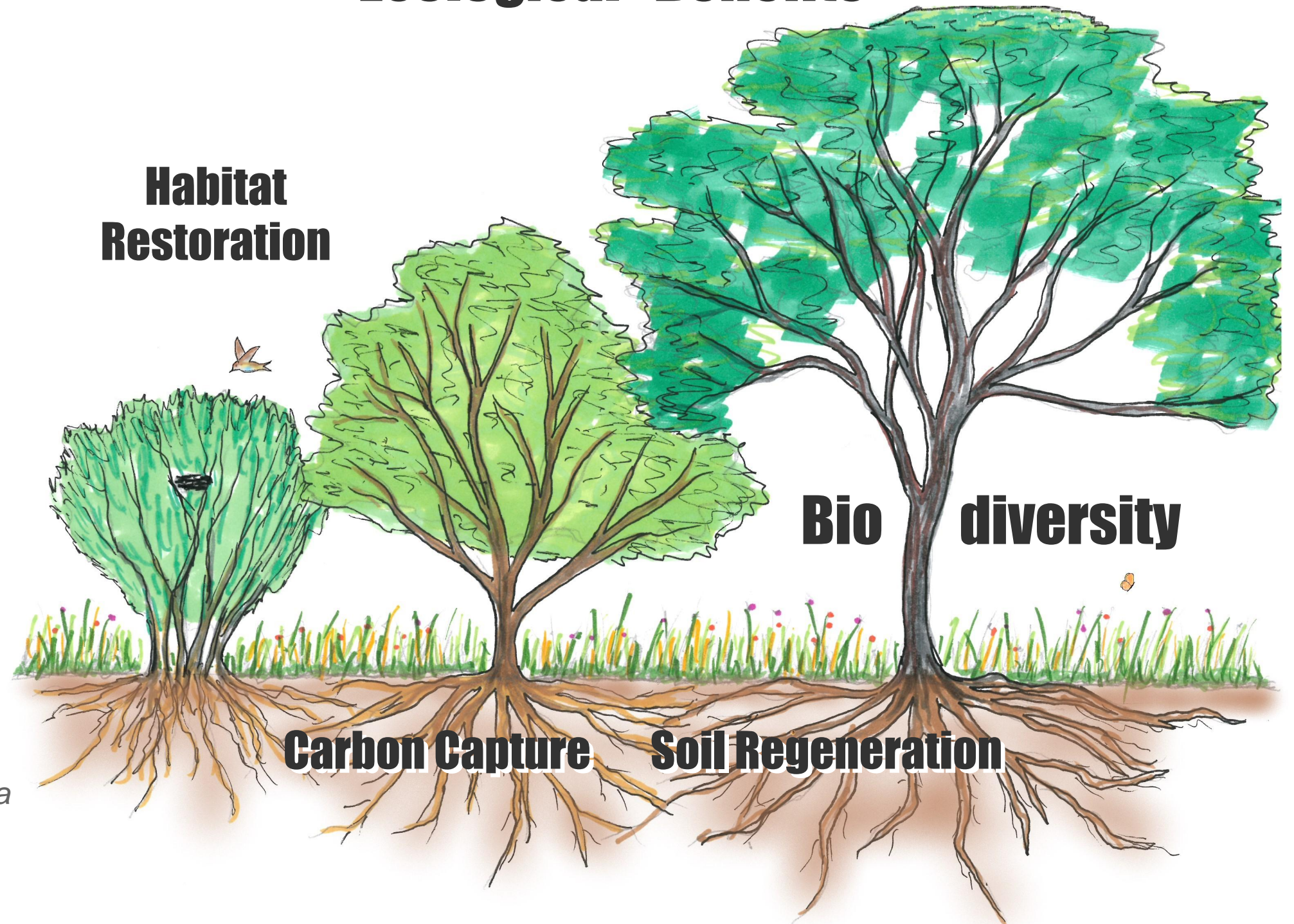
- White Oak, *Quercus alba*
- Willow Oak, *Quercus phellos*
- Swamp White Oak, *Quercus bicolor*
- Hackberry, *Celtis occidentalis*
- Bald Cypress, *Taxodium distichum*

Under-story Trees

- Box Elder, *Acer negundo*
- River Birch, *Betula nigra*
- Hornbeam, *Carpinus caroliniana*
- Flowering Dogwood, *Cornus florida*
- American Persimmon, *Diospyros virginiana*
- Sassafras, *Sassafras albidum*

Shrubs

- American Hazelnut, *Corylus americana*
- Black Chokeberry, *Aronia melanocarpa*
- American Beautyberry, *Callicarpa americana*
- Buttonbush, *Cephalanthus occidentalis*
- Witch Hazel, *Hamamelis virginiana*
- Blackhaw Viburnum, *Viburnum prunifolium*





Satinwood Drive - Tree Planting Maintenance Plan

Village of Hickory Ridge

Maintenance Plan for The Satinwood Drive Tree Planting Project

Maintenance Task	Responsible Party	JAN.	FEB.	MAR.	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.	COMMENTS
Watering after installation	<ul style="list-style-type: none"> CA Landscape Services 					x	x	x	x	x				Year 1 Initial watering after installation, occasional watering as needed
Invasive plant inspection and control	<ul style="list-style-type: none"> CA Conservation Landscaping, CA Landscape Services, Hickory Ridge Village Team, Community Volunteers 		x	x	x	x	x	x	x	x	x			Year 1-10 Inspect site monthly. Regular invasive plant control will be performed throughout the growing season. Largely hand pulling and removal of non-native invasive plants and propagules. Small applications of herbicide may be required for certain invasive plant species. Community volunteers such as Weed Warriors are needed to help maintain the site. The planting site should become an Adopt-A-Spot to assist with maintenance.
Replacement of native plants	<ul style="list-style-type: none"> CA Conservation Landscaping, CA Landscape Services, Community Volunteers 			x	x	x				x	x	x		Year 1-10, as needed
Addition of mulch to tree rings	<ul style="list-style-type: none"> CA Conservation Landscaping, CA Landscape Services 	x	x	x						x	x			Year 1-10 as needed
Tree shelter replacement, maintenance	<ul style="list-style-type: none"> CA Conservation Landscaping, CA Landscape Services, Community Volunteers 	x	x	x						x	x			Year 1-10 as needed
Overseeding native plant mix in bare or disturbed areas	<ul style="list-style-type: none"> CA Conservation Landscaping, CA Landscape Services, Community Volunteers 		x	x	x					x	x	x		Year 1-10

Village: Hickory Ridge
Fiscal Year: 2025
Date Prepared: 1-Mar-24

DRAFT OPERATING BUDGET

	Budget 2025	Budget 2024	Estimate 2024
<u>REVENUES</u>			
1 CA Annual Charge Share	326,832	321,230	321,294
2 Lease & Rental	134,000	127,500	131,820
3 Tuition & Enrollment	0	0	0
4 Interest	180	180	150
5 Special Events	4,500	6,000	3,900
6 Fees	200	270	163
7 Miscellaneous	4,200	5,200	2,680
8 Gain/loss on Disposal of Asset	0	0	0
Total Income	469,912	460,380	460,007
<u>EXPENSES</u>			
9 Staff Salaries	270,000	258,000	250,000
10 Janitorial Wages	0	0	0
11 Contract Labor	100	100	0
12 Payroll Benefits	21,000	29,618	26,875
13 Payroll Taxes	23,000	21,000	22,237
14 Janitorial Expense	31,000	28,000	25,779
15 Fees	16,500	17,000	21,200
16 Operating Expenses	12,000	12,000	10,458
17 Business Expenses	3,700	3,700	2,350
18 Insurance	12,000	12,000	11,342
19 Advertising	1,000	1,000	585
20 Newsletter	25,000	25,000	24,208
21 Other Printing	4,500	4,500	4,500
22 Donations/Contributions	11,000	16,000	16,000
23 Special Events	30,000	33,000	25,000
24 Taxes	1,600	1,600	874
25 Utilities	12,400	12,400	10,730
26 Repairs & Maintenance	10,100	11,100	9,516
27 Furniture & Fixtures	5,000	10,000	5,000
28 Total Expenses Before Depreciation	489,900	496,018	466,654
29 Depreciation	5,434	8,190	8,901
30 Total Expenses	495,334	504,208	475,555
Increase/(Decrease) in Unrestricted Ne	(25,422)	(43,828)	(15,548)

SECOND AMENDMENT TO MANAGEMENT CONTRACT

THIS SECOND AMENDMENT TO MANAGEMENT CONTRACT (this “Second Amendment”) is made and entered into as of October ____, 2023, by and between COLUMBIA ASSOCIATION, INC. (“CA”) and HICKORY RIDGE COMMUNITY ASSOCIATION, INC. (the “Association”).

WHEREAS, CA and the Association entered into a Management Contract dated August 24, 2018 (the “Contract”);

WHEREAS, CA and the Association entered into an Amendment to Management Contract on or about May 14, 2020 (the “First Amendment”);

WHEREAS, the term of the Contract is set to expire on April 30, 2024; and

WHEREAS, CA and the Association desire to extend the term of the Contract, as amended by the First Amendment, for one (1) year.

NOW, THEREFORE, for and in consideration of the mutual promises and agreements hereinafter contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CA and the Association agree as follows:

1. The term of the agreement shall run through April 30, 2025.
2. Unless otherwise set forth in this Second Amendment, all capitalized and/or defined terms shall have the same meaning as those set forth in the Contract and First Amendment.
3. All other terms, covenants and conditions of the Contract, as amended by the First Amendment, shall remain the same and continue in full force and effect and shall be deemed unchanged, except as such terms, covenants and conditions of the Contract or First Amendment have been amended or modified by this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this Second Amendment to Management Contract as of the day and year first above written.

COLUMBIA ASSOCIATION, INC.

**HICKORY RIDGE COMMUNITY
ASSOCIATION, INC.**

Dennis Matthey
President/CEO

Kristine Amari
Hickory Ridge Village Association Board Chair



March 1, 2024

VIA EMAIL AND U.S. MAIL

Hickory Ridge Community Association, Inc.
Attn: Kristine Amari, Board Chair
Hawthorn Center
6175 Sunny Spring
Columbia, Maryland 21044
kristine@hrvboard.org

Re: Expiration of Management Contract

Dear Village Board:

After April 30, 2024, the Management Contract dated August 24, 2018 (the "Contract"), between Columbia Association, Inc. ("CA") and the Hickory Ridge Community Association, Inc. (the "Association") is due to expire. In October 2023, CA sent the Association a Second Amendment to Management Contract which would extend the term of the Contract for one year, i.e. through April 30, 2025. CA has not received an executed extension of the Contract from the Association.

CA acknowledges receipt of correspondence, dated October 25, 2023, from the Association and the Owen Brown Village Board seeking an "update" of the "assessment share formula." An analysis of the formula is independent of the Contract which governs the management of CA's buildings. CA plans to initiate a village/CA work team to consider updates to the formula in FY25, concurrent to the management contract update process.

As you are aware, the Contract sets forth critical provisions in the relationship between CA and the Association, including financial obligations, reporting requirements, facilities' management and maintenance, insurance, indemnification, and property rights. For liability reasons, CA cannot allow continued use and operation of its facilities and property without an agreement governing these arrangements.

The Contract anticipates that CA and the Association will enter into a new agreement by May 1, 2024. If a new agreement is not entered into by that time, CA may extend the right to manage its facilities through September 30, 2024, under the terms and provisions of the Contract, until a new agreement is reached. Per the Contract, should no agreement be reached, no unreasonable demands made, and upon a vote of CA's Board of Directors, the Contract would be deemed terminated and the Association shall vacate CA's facilities by November 30, 2024.

CA desires to continue its relationship with the Association in accordance with the Second Amendment to Management Contract. Please let me know if you intend to execute the new agreement.

Thank you for your consideration.

Very truly yours,



John J. Kuchno
General Counsel

cc: Laura Mayton, Village Manager (manager@villageofhickoryridgevillage.org).

AWCAC – COMMITTEE GUIDELINES 2024

And Member Orientation

HISTORY:

James Rouse created the Columbia Association (CA) as a public membership Recreation and Parks Corporation. A Charter, By Laws and Parliamentary procedures, Robert's Rules of Order were specifically adopted to provide civil, inclusive operating process to its members. The State of Maryland passed legislation to identify the Corporation as also a Homeowners Association, which mandated CA to operate under the guidelines of the State's Homeowners laws. HOA states that a Charter, By-Laws, and a Parliamentary Procedure are minimum corporate requirements. Historically, CA documents referred to the above policies for the Board and staff. HISTORICALLY, ALL CREATED COMMITTEES, STANDING BOARD AND STAFF CHARTERS contained a statement that committees were to adopt "Robert's Rules as its parliamentary procedures".

Without a public parliamentary procedure in place, the Committees would operate without any prescribed structure for members or the public to follow.

On January 2024, the Legal Counsel and the President ordered all CA Committees to abandon these historical policies, without explanation. Standing Committees of the CA Board were reduced to "Staff Committees." Robert's Rules and HOA policies were removed from all Charters. This drastically changed the meeting structures that provided for civility, inclusion, order, and transparency.

At the Aging Well in Community Advisory Committee (AWCAC) January 2024 meeting the members unanimously voted to appoint a Working Group, chaired by Ginny Thomas, to establish "Meeting Guidelines and Charter Amendment Recommendations", if necessary. Members were encouraged to join the group and or send in comments for inclusiveness. Participating Group members are Ginny Thomas, Celindah Grier, Elizabeth Johnson, Dr. Janet McCornick, Pearl Atkinson-Stewart.

Committee and Meeting Guidelines for full Committee discussion follows:

MEMBERSHIP:

Members must be a member, in good standing, of CA and be at least 55 years old, who own, live and/or work on CA assessed properties. There will be seventeen members. 10 Village members and 6 At Large Members. There will be one (1) non-voting member from the Howard County Office of Aging. All nominations by the villages must be vetted and forwarded by their respective Village Boards. The 6 At-Large Members may also be

nominated by their Village Boards for consideration. Committee members may also nominate At-Large members. All proposed nominations will be reviewed by the Nominating Committee prior to **AWCAC majority affirmation**. All nominations will be an Agenda item and voted upon at the next AWCAC meeting.

The responsibility of the Member is to report to the Village Board on the activities of the Committee at their Village Board meetings; also, to report to the Committee on all activities regarding the 55-plus (55+) population in their neighborhoods.

Members must abide by all rules and regulations of civility, inclusion, transparency, written guidelines, and rules of engagement. Members are equal and have one vote on any issue. Members are supported by the assigned **administrative Staff Support**.

Members must attend meetings regularly and will be allowed two unexcused absences before being considered for removal. Members will participate in open committee intercommunications with each member. Members must provide communication information to all members, i.e., email, phone, text. **To abide by CA's open and transparent policy, the Committee will use the accepted format of a visible Distribution List** on all communications relating to committee business.

The membership term will be two years. At the end of the term, the Village must reappoint the Member to continue to be a member, or appoint a different Representative member. The Members must reappoint the At-Large Members. Villages may make recommendations for At-Large members to the Nominating Committee. All resignations must be in writing, addressed to the Nominating Committee. Terms will be staggered beginning in May 2024 at the Annual Organizational Meeting.

ANNUAL ORGANIZATIONAL MEETING:

Each May, the Annual Committee meeting will be held. The serving-Chair will provide a written report of the Committee's accomplishments which will be forwarded, with a vote by the Members, to the Department Manager. Election of Officers will take place.

ELECTION OF OFFICERS:

The Election of Officers will occur each year, at the May Annual Meeting. An Election Committee of three will be appointed in March to oversee the Election of Officers and will encourage full participation. Ballots will be used for all elections.

GOALS AND OBJECTIVES.

The July meeting will be exclusively allocated for the Committee to develop goals and objectives for the year. Meeting dates and locations will be established. No Speakers will be invited, to allow for the full discussion on goals and objectives.

SPECIAL MEETINGS.

May be called by the Chair, stating topic and urgency. Members, by majority vote, may also call for a special meeting stating topic and urgency. Minutes will be taken at Special meetings and include a roll call of members, and respective individual vote on all matters. Minutes will be presented for approval at the next regular meeting of the Membership.

MEETING LOCATION

All meetings will be either virtual or hybrid. If the committee members determine, in advance and by a two-third vote, that it is necessary to conduct a particular meeting as a hybrid, the location for that meeting must be of a size to accommodate 30 persons. In addition, the facility must have internet connectivity that is available for AWCAC use to support participation of members via Zoom, Meet, or similar virtual meeting Application.

COMMUNICATION:

As a public CA Staff committee, open, transparent, and inclusive communication is required and open to all CA membership. All members must provide information to each member simultaneously when discussing "Committee business." The Committee will adopt the commonly accepted model used by the private sector and governmental bodies: "List of Distribution by name on each letter, email or any other transmission of Committee business." This provides transparency and ensures inclusive distribution.

The Staff Support and the Chair will provide copies of all correspondence as originally transmitted/received, dated upon receipt, including all member resignations and comments received; and any exact actions taken, if any, immediately upon receipt.

All meetings will be open to the public. To assist the 55+ population to attend meetings, the **Staff Support** will arrange for

- Posting all meetings on the CA Web Site 10 days before the meeting.
- Meeting locations will only be held in facilities that will meet requirements for virtual /hybrid meetings.
- The agenda will be posted on the CA website at least 5 days before the meeting and will include the link for public connectivity capabilities for all meetings. This will include all supporting documentation.
- **Audio recordings will be available on the website within 5 days after the meeting.**

All meetings will be held, with or without a quorum. No votes on committee business will be taken without a quorum. Meeting Cancellations for disasters, or any unforeseen incident that will prevent use of the location of the meeting, will be determined by a majority vote of the members.

CHAIR RESPONSIBILITY.

- The Chair will-prepare the **proposed** meeting agenda with the **Support Staff and distribute it to the members 10 days before the meeting.**
- The Chair will ensure implementation of the Charter, Membership Guidelines, and HOA Policies.

Note: All CA Staff Committees are limited to engaging only in their respective CA Departments' goals and objectives covering programs and services.

STAFF SUPPORT RESPONSIBILITY:

The Staff Support is appointed by the Department Manager.

- Will work with the Chair to develop proposed agenda.
- Will provide administrative support to members of the Committee.
- Will report on Department activities relating to 55+ population. Preferably in writing, prepared as a supporting document with proposed Agenda.
- Will prepare all written communications using visible distribution by name on all outgoing communications, emails, etc.
- Will timely post all meeting information on the CA web page.
- Will arrange for all meeting capabilities for connectivity.
- Will record the minutes of all meetings and will be charged with maintaining them according to CA regulations.
- Will be knowledgeable of the Meeting Guidelines
- Will maintain and timely distribute a current Roster of Members

MEETING GUIDELINES

AGENDA:

A typical Agenda will minimally contain the following guidelines. Meetings will be held every other month beginning in January on the 3rd Thursday. All changes to this timeline must be approved by most of the members during the Annual Meeting, which sets the goals/agenda policies. Meetings are scheduled to end after 2 hours or less. **There must be a majority vote to extend the time, by 15-minute intervals.**

1.Call to Order

2.Attendance roll call

3. Guest Speaker (15 Minutes) - Suggested speakers must be approved in advance by the majority of Committee. Due to time constraints, Speakers will be given 15 minutes. **There will be one guest speaker for each meeting only.** No outside CA groups or agencies will be a standard Agenda item without approval by the majority of the committee.

4..**Report** all meetings held in between regularly scheduled meetings. A meeting occurs when all members are contacted to act upon any issue. The record must contain the reason for meeting, members by name attending, votes taken by roll call and results. Specific actions taken by Members must be recorded. A copy of the minutes must be attached to this document.

5..Approval of the Minutes

6.Old Business

6.1. Department Report: The Staff Support will update the members on the activities of our reporting CA Department. Support Staff will update the members on communications and activities accomplished on behalf of the Committee.

6.2 .Nominating Committee Report

6.3. Chair’s Report: Will report on all activities since the last meeting and updates, as needed.

6.4..Last Meeting’s Action Items Requiring a Vote

7..Membership Sharing: - Each member will have 2 minutes to share. Each member will report on their respective villages and pertinent aging information. The office of aging representative will report on their activities, preferably in writing to save time and will answer questions. No binding votes/actions will be taken during Member Sharing.

8.. New Business

9.. Adjournment

CONCLUSION:

These written Membership/Orientation Guidelines will be presented to old and new members upon their appointment. Members must agree to abide by the rules of order and civility. Open communications between members must be observed and be inclusive. These guidelines may be amended by a two-thirds majority vote. Amendments must state reason for adjusting and the benefit to the Committee from the change.

Version:

March 1, 2024

Submitted by the Committee Guidelines Working Group



Hickory Ridge Community Association

6175 Sunny Spring, Columbia, Maryland 21044 • 410 730-7327
hickoryridgevillage.org • thehawthorncenter.org

March 11, 2024

County Council Members
Columbia Association
6310 Hillside Court, Suite 100
Columbia, MD 21046

Dear Directors,

Karin Emery, member from Oakland Mills, attended the Hickory Ridge Board meeting on Monday, February 12, 2024. At the meeting, she presented her proposed easement procedure for discussion and review.

After a discussion with Ms. Emery, the Village Board members agreed that the following points need to be addressed in any future easement procedures:

1. Residents should be notified and have a chance to comment on a project before an easement is granted.
2. In general, the process should be as transparent as possible, with all information available to the public and the CA board from the beginning; information should not only be made available after easements/transactions are approved.
3. Independent verification of proposed easements seems very beneficial in many situations for fairness and good outcomes. Having independent experts weigh in where possible, and requiring permits where possible could strengthen processes and protect residents.
4. When there are property transactions, the CA board needs some way of determining whether the prices are fair; appraisals of land/property involved in transactions make sense to ensure that when the CA board makes decisions they do so from a place where they can fully justify them and better understand the value of the property.

Please consider reviewing the current easement procedure and incorporating suggestions from Ms. Emery's proposed procedure or reviewing and adopting the proposed procedure and ensure that the above points are covered. In addition, CA's easement procedure should be easily accessible to residents so that everyone is clear on the standards and requirements.

Sincerely,

Kristine Amari, Chair
Hickory Ridge Village Board

Comments on CA Easement Procedures

Chris Smith, 3/7/24

In reviewing Karin Emery's comments during her presentation to the Village Board, Andy Stack's submission and the related Village Board discussions we have had, I wanted to offer some comments on this issue.

In general, I support the "**Proposed Easement Procedure Comments**" that were included in the 2/26/24 Board packet. Given my understanding of previous stream restoration projects approved by CA, I am concerned that not enough specificity regarding public documentation, transparency and as well as sufficient public notice and comment periods are included in current easement procedures.

There are a number of specific proposals outlined in Karin's draft "**Policy on Transactions of Columbia Association (CA) Real Property**" that I believe are appropriate when considering an amended procedure:

1. Providing a copy of the CA easement policy/procedure to individuals impacted by the proposed transaction (bottom of p.1).
2. Transaction Approval Requirements (pp. 2-3):
 - #1: detailing in writing (by CA President and General Counsel) the "civic betterments and social improvements" produced by the proposed transaction.
 - #2: greater detail of the potential financial impact on CA
 - #4: require Applicant to provide written responses and public comments to any questions posed by lien payers and residents impacted by the proposed transaction.
 - # 6: Expert review documentation of proposed transaction (a-h), which accounts for potential environmental impacts.
3. Transparency Requirements (p. 4): Greater specificity on public disclosure of documentation related to the proposed transaction, with a 10-day notice period before any public meeting.

As you will see, I did not comment on every component of her draft, only areas where I felt able to offer an opinion on.

I hope the Village Board will consider offering support for a change in current CA easement procedures and can agree on proposed language to spell out the principles/details of such a change.



Manager's Report

March 11, 2024

1. Event Reminders:

- **March 20, 7:30pm**, RAC meeting (virtual)
- **March 21**, The Log e-issue
- **March 25, 7:30pm**, Board meeting (virtual)
- **April 1, 7:00pm**, Community Engagement Committee
- **April 2, 7:00pm**, Candidate Forum (virtual)
- **April 8, 2024**, Board meeting (TBD)

2. Annual Meeting/Election: The candidate packets will have been turned in by the time the Board meeting begins. Mark your calendars; the Candidate Forums are scheduled for Tuesday, April 2, 2024, at 7:00pm and Tuesday, April 9, 2024, at 7:00pm. Absentee ballots will be mailed to all households in Hickory Ridge. The Community Celebration is scheduled for Friday, April 19, 2024, 5:30-7:30pm. The Annual Meeting/Election is Saturday, April 20th, 9:00am – 12:00pm. Contact the Village Manager with questions.

3. Hickory Ridge Happy Hour: The Community Engagement Committee is holding its first outreach event at Asian Bistro on Monday, March 18, 2024, 6:00 – 7:30pm. Join Committee members for a fun-filled in-person gathering with great drinks and good conversation and have a FREE beverage on us! Let's unwind together after a long day and enjoy the company of friends and neighbors. Don't miss out on this fantastic opportunity to relax and have a good time. [RSVP here.](#)

4. Interested in Joining the Community Engagement Committee: Attend a meeting on the first Monday of the month at The Hawthorn Center! The Committee meets regularly and is always looking for new, excited members! You must be a Hickory Ridge resident to join.

5. Volunteer on Election Day: Hickory Ridge needs volunteers on Saturday, April 20, 2024, for the Annual Meeting/Election Day to check in voters, tally votes and other tasks. Shifts are about 90 minutes long and we provide breakfast, lunch and other refreshments to volunteers! If you are interested in volunteering for the Annual Meeting/Election Day events, go to the [Volunteer Sign-up sheet.](#)

6. Follow Hickory Ridge Social Media: Keep up with Hickory Ridge news and events with [our newsletter](#) [The Log](#), on [Facebook](#) and [Instagram](#).

7. Committee Reports:

- **Resident Architectural Committee:** The RAC continues to review applications as usual.
- **Aging Well in Columbia Advisory Committee (AWCAC):** Ms. Grier will make a report.
- **Watershed Advisory Committee (WAC):** The WAC continues to meet but the committee has no report at this time.
- **Community Engagement Committee:** The Committee meets on the first Monday of each month at 7:00pm in the conference room at The Hawthorn Center.