



HICKORY RIDGE COMMUNITY ASSOCIATION

Village Board Meeting Minutes

December 9, 2024, at 7:30 pm

MEETING RECORDING:

https://us02web.zoom.us/rec/share/4hQM0rmBEykIC9KoL2zg90NcOb67FJ1ohrzL952ToL-Q-A_3qAwyvGQSjzi65mMV.-JeY3fBrq1CgPraD?startTime=1733790633000

Members Present: Kristine Amari, Jared Ball, Steve Hannan, Michael Campbell and Skye Anderson.

Staff Present: Laura Mayton and Emily Rieger

Guests: Approximately thirty-five virtual guests

Call to Order: 7:30pm

1. **Approval of Agenda:** Mr. Campbell made a motion to approve the agenda. Ms. Amari seconded. The motion was approved unanimously.
2. **Approval of November 11, 2024, Meeting Minutes:** Mr. Hannan made a motion to approve the November 11, 2024, meeting minutes. Ms. Anderson seconded. The meeting minutes were approved unanimously.
3. **Board Update:** Ms. Amari shared that she attended the Howard County Community College's Scholarship luncheon.
4. **Resident Speak-Out:** Mr. England discussed the importance of updating the Village Center Community Plan. Ms. Grier discussed a presentation, made by the Deputy Secretary of the State of Maryland for the Division on Aging to the Aging Well in Columbia Committee, highlighting that 37% of Maryland's population is now senior citizens.
5. **CA Board of Directors Report—Skye Anderson:** Ms. Anderson reported on the CA Board meetings, budget presentation, and the vision and mission statements. She requested input from the Village on the mission and vision statements. Ms. Anderson discussed the deer management plan, including working with the county to establish a baseline population and develop a plan to manage the population. Ms. Anderson shared a short video highlighting Festive Fridays, a CA-sponsored event at the Columbia Lakefront.
6. **New Business:**
 - a. **Hickory Ridge Village Center, Gregory Reed, Vice President of Development, Kimco Realty:** Mr. Reed and Ms. Oklak presented plans for the Hickory Ridge Village Center. The presentation included proposals for improved signage, landscape provisions, and two pad sites. The Board and several residents discussed maintaining the look and community feel of the village center and the importance of good lighting and security.
 - b. **Community Engagement Committee Role Change:** Ms. Mayton recommended the dissolution of the Community Engagement Committee and moving them to volunteers reporting to staff. The Board discussed and agreed with Ms. Mayton's recommendation. Mr. Campbell made a motion to dissolve the Community Engagement Committee. Ms. Amari seconded. The motion passed unanimously.

- c. **FY25 Q2 Financial Review:** Ms. Mayton reviewed the Q2 finances with the Board. Ms. Amari made a motion to approve the FY25 Q2 finances. Ms. Anderson seconded. The motion passed unanimously.

7. Old Business:

- a. **CA Management Agreements:** Ms. Mayton shared that she was nominated by the Village Managers to represent the Villages in negotiations with CA. CA staff requested justification for the edits made to the agreement. Justifications were submitted and the Villages are waiting for a response from CA.

- 8. Manager Report-Laura Mayton:** Ms. Mayton mentioned that she is continuing to advertise for Election Committee and community engagement volunteers. She also shared the upcoming holiday office schedule as well as several upcoming events in the new year.

9. Action Items:

- a. Ms. Mayton will send a letter to CA expressing the board's support for CA's deer management initiatives.
- b. Ms. Mayton will post CA's mission and vision statements on social media.
- c. Ms. Mayton will send the Hickory Ridge Village Center Community Plan to the board members.

- 10. Closed Session per Maryland HOA Act Section 11B-111 (4) (i) Discussion of matters pertaining to employees and personnel:** Mr. Ball made a motion to close the meeting and Ms. Amari seconded. The motion passed unanimously. The Board went into closed session at 8:45pm. Those present were Kristine Amari, Jared Ball, Michael Campbell and Steve Hannan and staff member Laura Mayton. At 8:50pm, Ms. Amari made a motion to open the meeting. Mr. Campbell seconded. The motion passed unanimously.

- 11. Adjournment:** Mr. Campbell made a motion to adjourn the meeting. Dr. Ball seconded. The motion passed unanimously. The meeting adjourned at 8:51pm.



MEMORANDUM

DATE: December 6, 2024
TO: CA Board of Directors
FROM: Department of Community Operations
RE: Deer Management Status Update

Recently, Columbia Association (CA) has experienced an increase in residents raising concerns about the deer population in Columbia. While we have been acutely aware of this issue for some time, we felt it was important for all residents to know that CA supports deer management in our community for a variety of reasons; including loss of native plant species, impacts on forest succession, the impact on public health and the safety of our community.

Currently, the local deer population far exceeds the carrying capacity (maximum population that can be sustained given food, habitat, and available resources) of our open space. Deer management in our area is led by Howard County and regulated by the State of Maryland, ensuring that all efforts align with established safety standards, wildlife management practices, and other priorities. Based on the guidelines and objectives set forth by Howard County, CA is committed to supporting their program to reduce the deer population in open space, promote a balanced ecosystem, and effectively engage impacted communities.

CA staff are actively collaborating with Howard County staff and are undertaking the following steps to enhance deer management in Columbia:

- Conducting a deer population survey this spring to determine priority areas for deer management;
- Coordinating with Howard County over the coming months to enhance deer management activities on CA property for the 2025 season; and
- Developing educational and outreach materials for the community that provide information on deer to Columbia residents.

As the above steps proceed in the coming months CA staff will provide updates to the Board of Directors and Columbia community as a whole.



Options: Mission & Vision

Mission

OPTION 1:

“Empower our community by fostering connection, innovation, and inclusivity, creating opportunities that enrich lives and strengthen our collective future.”

OPTION 2:

“Inspire wellness, protect our environment, and strengthen community connections in Columbia.”

OPTION 3:

“Engage Columbia’s diverse community, cultivate a sense of belonging, and enhance quality of life.”

OPTION 4:

“Engage our diverse community, cultivate a unique sense of place, and enhance quality of life.”

Vision

OPTION 1:

“An empowered, thriving, sustainable community where wellness, innovation, and identity flourish.”

OPTION 2:

“A Columbia that is Intentionally Diverse, Healthy, Sustainable, Beautiful, Connected and Resilient”

OPTION 3:

“An engaged Columbia community leading the way in wellness, environmental stewardship and inclusion

OPTION 4:

“CA creates and supports solutions to meet the evolving needs of a dynamic and inclusive community”

Community Engagement Committee

Mission of the committee: to connect residents across the Village's neighborhoods by creating links that will increase communication in the Village.

Committee goals:

- Generate ideas for engaging residents in our Village.
- Identify people willing and interested in informing residents of their HOAs, apartment complexes or streets about Village activities.

The Committee members have done their best to accomplish the goal of connecting with the apartment communities, but this has proven more difficult than anticipated. They have begun attempting to engage residents in the Village with Community Walks and Happy Hours with mailings specifically targeting new residents.

The committee members have also recommended messaging to target residents of apartment communities.

One issue the Committee members have is the number of them allowed to participate in events. Per the Maryland HOA Act, all meetings of Board committees must be announced in advance. At this time, if more than two Committee members are at an event, it could be construed as a meeting, which would have to be public and announced in advance.

To avoid running into conflicts with the Maryland HOA Act, it would be best to dissolve the Board committee and allow the members to participate as volunteers. They will be volunteers who report to the staff. The volunteers could continue to build community engagement with walks, by participating in events and connecting with residents without facing conflicts with HOA law that could arise due to participation of the members.

Village: HICKORY RIDGE
 Fiscal Year: FY25
 Quarter: 2
 Date Prepared: 26-Nov-24

SUMMARY STATEMENTS OF ACTIVITIES
May 1 - October 31

	Actual Quarter	YTD Actual	YTD Budget	Variance		YTD Prior Year
REVENUES						
1 CA Annual Charge Share	81,469	162,938	162,938	0		160,443
2 Lease & Rental	28,388	67,146	72,132	(4,986)		68,084
3 Tuition & Enrollment	0	0	0	0		0
4 Interest	34	68	77	(9)		70
5 Special Events	2,350	3,015	1,935	1,080	Requires Comment	886
6 Fees	14	29	77	(49)		146
7 Miscellaneous	965	1,815	1,992	(177)		2,120
8 Gain/loss on Disposal of Asset	0	0	0	0		0
Total Revenue	<u>113,219</u>	<u>235,010</u>	<u>239,151</u>	<u>(4,141)</u>		<u>231,749</u>
EXPENSES						
9 Staff Salaries	65,566	130,142	132,000	(1,858)		116,103
10 Janitorial Wages	0	0	0	0		0
11 Contract Labor	0	0	50	(50)		0
12 Payroll Benefits	5,474	10,711	10,490	221		13,000
13 Payroll Taxes	5,090	8,905	10,020	(1,115)		9,665
14 Janitorial Expense	8,178	14,783	14,198	585		12,254
15 Fees	3,584	7,404	8,790	(1,386)		8,338
16 Operating Expenses	3,283	5,474	4,632	842		4,349
17 Business Expenses	243	738	1,450	(712)	Requires Comment	1,127
18 Insurance	0	8,102	10,000	(1,898)		8,907
19 Advertising	805	805	1,000	(195)		500
20 Newsletter	9,147	13,221	12,300	921		11,987
21 Other Printing	0	0	0	0		0
22 Donations/Contributions	1,100	3,100	4,000	(900)		6,100
23 Special Events	5,442	11,051	12,400	(1,349)		12,158
24 Taxes	333	333	800	(467)		2,035
25 Utilities	2,358	4,884	5,960	(1,076)		4,514
26 Repairs & Maintenance	778	2,819	3,133	(314)		2,102
27 Furniture & Fixtures	721	1,544	850	694	Requires Comment	0
28 Total Expenses Before Depreciation	<u>112,101</u>	<u>224,015</u>	<u>232,073</u>	<u>(8,058)</u>		<u>213,140</u>
29 Depreciation	1,359	2,718	2,717	1		3,894
30 Total Expenses	<u>113,460</u>	<u>226,733</u>	<u>234,790</u>	<u>(8,057)</u>		<u>217,034</u>
Increase/(Decrease) in Unrestricted Net Assets	<u>(240)</u>	<u>8,278</u>	<u>4,361</u>	<u>3,917</u>		<u>14,715</u>



FY2025 2nd QUARTER VARIANCE REPORT

5 Special Events	The Village ran events that cost more than expected and thus we charged more than budgeted. Income was higher than expected. Events with a fee included Flea Market, Axe Throwing, Calligraphy and Paint & Sip.
17 Business Expenses	Mileage expenses were lower than budgeted.
27 Furniture and Fixtures	Lobby coffee tables reached the end of their useful life before expected. A new coffee table and worktable were purchased to make the space more useful. These would normally have been purchased in Q4.



Manager's Report

December 9, 2024

1. Dates to Note:

- **December 18**, 6:00pm, Election Committee meeting (virtual)
- **December 24**, Village office closes at 1:00pm
- **December 25 – January 1**, Village Office closed for the holidays
- **January 6**, 7:00pm, Community Engagement Committee meeting (virtual)
- **January 13**, 7:30pm, Board meeting (virtual)

2. Election Committee: The Committee has begun meeting and planning for the Village Annual Meeting/Election on April 26, 2025. More Committee volunteers are needed. Each April, the Village elects Village Board members and a Representative to the Columbia Council. Volunteers on the Election Committee will make recommendations to the Board, help plan and moderate Candidate Nights, check in voters and help with the vote count at the Annual Meeting/Election Day on April 26, 2025. They also ensure that the Election Rules and Procedures are followed. The Volunteer Application form is on the website.

- To join the Election Committee, you must:
 - i. Be a member of the Hickory Ridge Community Association, which means you must own or rent a Columbia Association assessed property in Hickory Ridge.
 - ii. Be able to contribute about 15 hours of your time for several meetings, Candidates Night and Election Day.
 - iii. Fill out the Volunteer Application form and return it to manager@hickoryridgevillage.org.

3. Follow Hickory Ridge: Find all the ways to connect with [Hickory Ridge here](#):



4. Committee Reports:

- **Resident Architectural Committee:** The RAC continues to review applications as usual.
- **Aging Well in Columbia Advisory Committee (AWCAC):** The AWCAC continues to meet but the committee has no report at this time.
- **Watershed Advisory Committee (WAC):** The WAC continues to meet but the committee has no report at this time.