



HICKORY RIDGE COMMUNITY ASSOCIATION
Village Board Meeting Minutes
February 10, 2025, at 7:30 pm

MEETING RECORDING:

https://us02web.zoom.us/rec/share/ayB2QjGGTwbXb1b2lwNvY00dW6GE8gpsrQe5MnTVYl-2j2m9MGqSdGIbuXVMs20.KF_YMA_WdrK3wKZW?startTime=1738023999000

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

Staff Present: Laura Mayton

Guests: Approximately 13 virtual guests

Call to Order: 7:30pm

1. **Approval of Agenda:** Ms. Link made a motion to approve the agenda. Mr. Campbell seconded. The agenda was approved unanimously.
2. **Approval of February 10, 2025, Meeting Minutes:** Dr. Ball made a motion to approve the January 27, 2025, meeting minutes. Ms. Amari seconded. The meeting minutes were approved unanimously.
3. **Board Update:** No comments were made.
4. **Resident Speak-Out:** No comments were made.
5. **CA Board of Directors Report—Skye Anderson:** Ms. Anderson gave information about the Inner Arbor Trust. Anyone with questions may contact her. Ms. Anderson also discussed a proposed “bottle bill” at the State level.
6. **New Business:**
 - a. **Hickory Ridge Village Center Signage Proposal From Kimco:** Abbey and Greg Reed from Kimco presented a signage proposal for the Hickory Ridge Village Center. The Board and residents asked questions. The Board agreed that the Village Center requires more signage for the merchants and the proposed style and size is in keeping with the recommendations of the Village Center Community Plan.
 - b. **Columbia Association Building Rental Management Proposal:** Ms. Mayton shared a proposal from Columbia Association (CA) staff regarding a CA operated and managed shared calendar and electronic contracting and payment system for all Village buildings. Ms. Mayton stated that she is in favor of a shared calendar, but the current model for customer service leads to successful events. An electronic contracting system would be problematic because of the lack of personal contact and communication. The Board and residents discussed and agreed that contracting and payments should be made directly to and through the Village office.
7. **Old Business:**
 - a. **Online Voting for April 2025 Village Election/Annual Meeting:** Ms. Amari stated her concerns with online voting. Several residents spoke in favor of online voting. The Board members discussed. Mr. Campbell made a motion to continue with the current mailed absentee ballot

voting procedure. Ms. Amari seconded the motion. The motion passed, three in favor (Ms. Amari, Dr. Ball and Mr. Campbell) and two against (Ms. Link and Mr. Hannan).

- b. **Columbia Association Management Agreements:** Ms. Mayton shared that she and Mr. Ingley from Harper's Choice met with Columbia Association staff and there was no progress on the agreements.

- 8. **Manager Report – Laura Mayton:** Ms. Mayton shared that the Puzzle event was very successful, and the Flood Preparedness Seminar was well attended.

9. **Action Items:**

- a. Ms. Mayton will share information about the bottle bill on social media.
- b. Ms. Mayton will draft a letter stating the Board's support for Kimco's signage proposal.
- c. Ms. Mayton will draft a letter stating the Board's opposition to CA's proposal to adopt an online contract system.

- 10. **Adjournment:** Mr. Campbell made a motion to adjourn the meeting. Ms. Amari seconded. The motion passed unanimously. The meeting adjourned at 8:49pm.

Hickory Ridge Village Center

Signage and Wayfinding Design Criteria

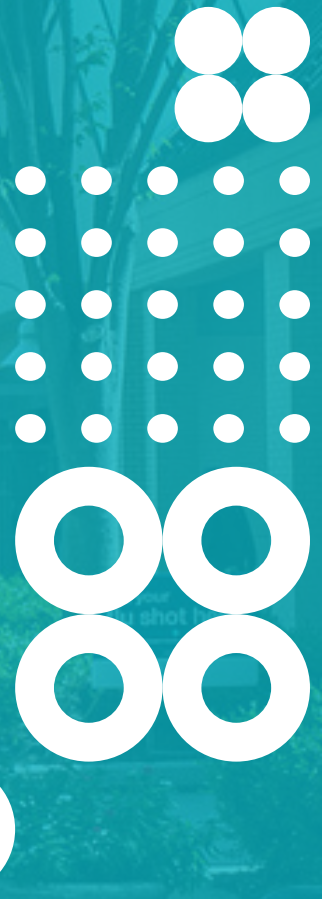


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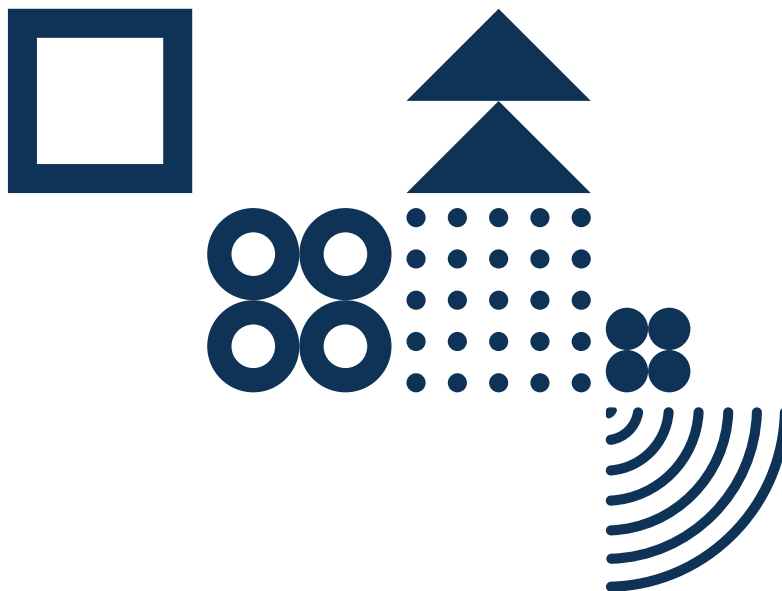
INTRODUCTION

The information contained herein is intended to provide for a program of signage and wayfinding for the Hickory Ridge Village Center that ultimately aids in the success of the various individual tenants. The goal is to identify the center to the community and potential customers, provide guidance and directional assistance once onsite, and finally to identify individual businesses.

The program of signage and wayfinding includes the following existing and proposed sign types:

- » Project Identification Monument Sign (*Existing*)
- » Project Entry Identification Signs (*Existing*)
- » Wayfinding Directional Signs (*Proposed*)
- » Courtyard Directory Monument Signs (*Proposed*)
- » Tenant Identification Signs - Building Façades (*Existing/Proposed*)
- » Multi-Tenant Identification Signs - Building Façade (*Proposed*)
- » Tenant Identification Signs - Building Sign Band (*Existing*)
- » Tenant Identification Signs - Storefront Signs and Blade Signs (*Existing*)

Information and design criteria for the various sign types are provided on the following pages. The text of this document is intended to be mandatory. All diagrams, drawings, tables, photographs, and/or renderings are intended to be illustrative only and are not considered mandatory.



SITE PLAN





PROJECT IDENTIFICATION MONUMENT SIGN

Sign Type  (Existing)

Purpose: To provide overall project identification of the Hickory Ridge Village Center with an attractive monument sign and to provide for Tenant Identification Panels that are interchangeable for select tenants to aid in drawing customers to the village center.

Location: Intersection of Cedar Lane and Freetown Road.

Criteria: The following pictures are of this existing sign type.

Interchangeable tenant panels are to be replaced as tenant spaces turnover. New panels are to have a consistent background color. Background colors to match Giant panel at top of sign for consistent presentation. Tenant specific colors, logos, and fonts are allowed for the lettering.

Note: Fabrication and construction detail(s) for replacement tenant panel(s) submitted to the Architectural Review Committee by the Owner will be required prior to installation.





PROJECT ENTRY IDENTIFICATION SIGN

Sign Type  (Existing)

Purpose: To provide project identification of the Hickory Ridge Village Center along the adjacent roadways.

Location: Entry drives from Freetown Road and from Quarterstaff Road.

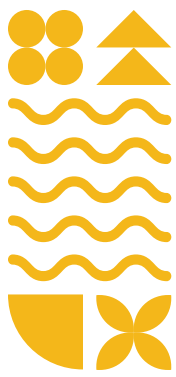
Criteria: The following pictures are of this existing sign type.



Freetown Road Entry



Quarterstaff Road Entry



WAYFINDING DIRECTIONAL SIGN

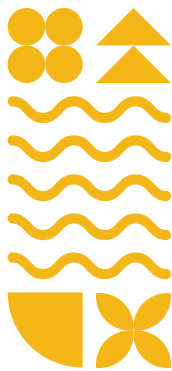
Sign Type  (Proposed)

Purpose: To provide guidance to pedestrians and vehicular traffic along the entry and interconnecting drives within the village center. The layout of the building divides the site into two distinct sides which are not visible from one another. The goal of these signs is to indicate to pedestrians and vehicles that other businesses are present on the other side of the property.

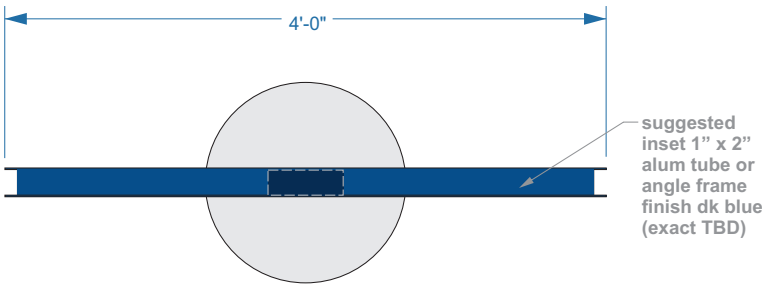
Location: Two (2) signs are provided at two (2) locations as shown on the site plan map at the connection intersections to the opposite sides of the center. The signs are limited to eight (8) Tenant Panels.

Criteria: Refer to the dimensional plans on the next page for examples of this sign type. These images represent intent, but not a specific design for this property. Hickory Ridge branding will be incorporated in final design.

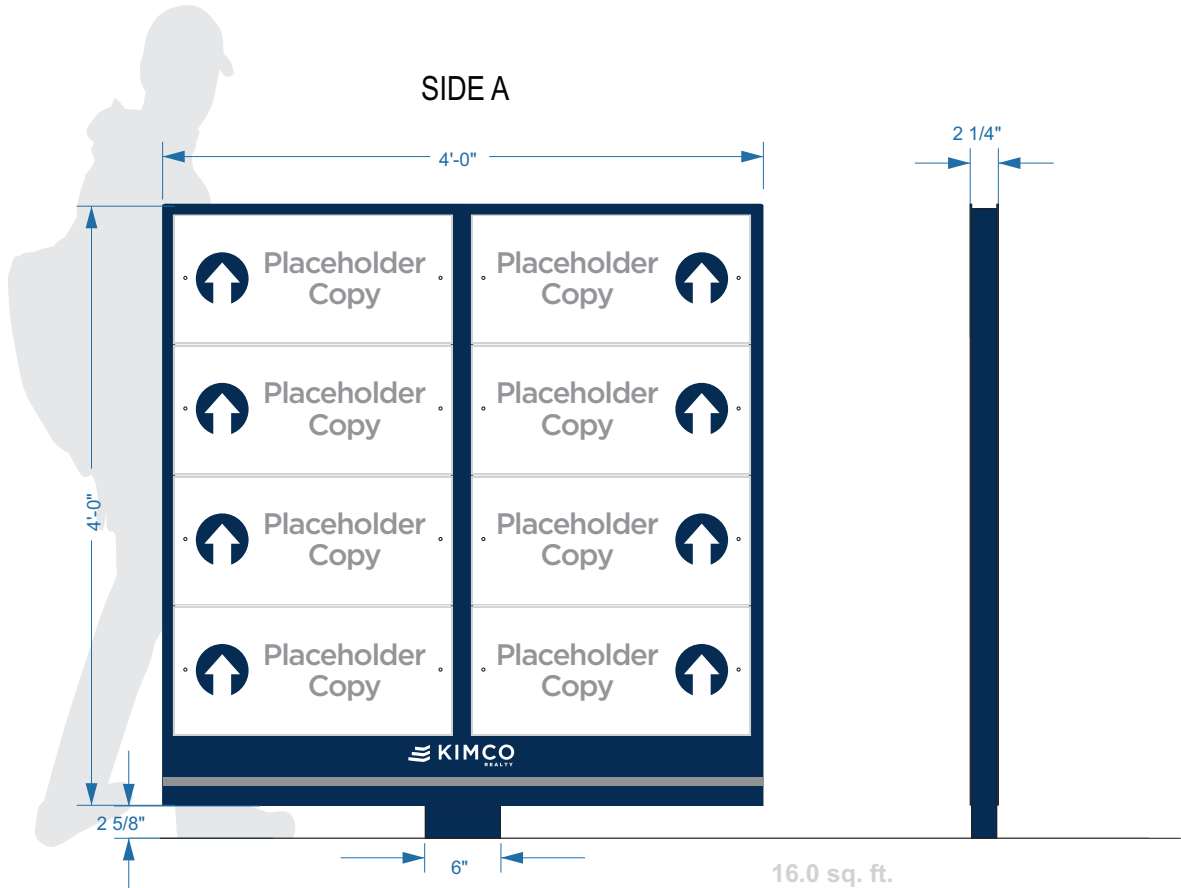
Note: Fabrication and construction detail(s) of this sign submitted to the Architectural Review Committee by the Owner will be required prior to installation.



WAYFINDING DIRECTIONAL SIGN

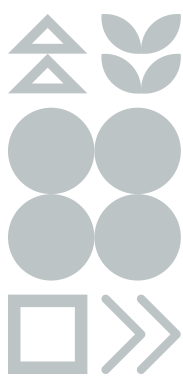


1 **PLAN VIEW**
SCALE: 1"=1'-0"



2 **ELEVATION VIEW (TYPICAL)**
SCALE: 1"=1'-0"

3 **SIDE VIEW**
SCALE: 1"=1'-0"



COURTYARD DIRECTORY MONUMENT SIGN

Sign Type  (Proposed)

Purpose: Digital Sign(s) to identify the tenants that are located within the Hickory Ridge Village Center and to provide an opportunity to display information regarding special events to be held at the center.

Location: Two (2) signs total are provided, one at the entry to the pedestrian Village Green on each side of the village center.

Criteria: Refer to the dimensional plan on the following page for an example of this sign type. These images represent intent, but not a specific design for this property. Hickory Ridge branding will be incorporated into the final design.

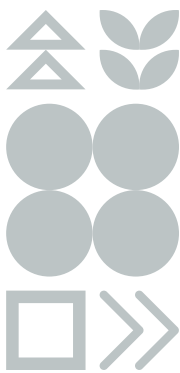
Operation: Side A:

The digital panel of each sign facing the parking field will display a predetermined program of information and not be interactive. It will cycle thru the names of tenants in the village center. Each tenant will be displayed for approximately ten (10) seconds. A complete cycle of all the tenants in the shopping center is expected approximately every five (5) minutes. The option to include full-screen public announcements regarding special events to be held at the village center either interspersed with the names of the tenants or following as their own display cycle will be at the landlord's discretion. Although the intent is for a digital sign, the Owner reserves the right to instead have a traditional static directory.

Side B:

The digital panel of each sign facing inward to the pedestrian courtyard will display a predetermined program of information and not be interactive. It will cycle through full-size (entire display) displays determined by the Owner/Landlord featuring public announcements, community bulletin board, and a tenant location map. Although the intent is for a digital sign, the Owner reserves the right to instead have a traditional static directory.

Note: Fabrication and construction detail(s) of this sign submitted to the Architectural Review Committee by the Owner will be required prior to installation.



COURTYARD DIRECTORY MONUMENT SIGN

SIDE A

SIDE B



1 ELEVATION VIEW
SCALE: 1"=1'-0"



TENANT IDENTIFICATION SIGNS – BUILDING FAÇADES

Sign Type  (Existing/ Proposed)

Purpose: To identify specific tenants/businesses.

Location: Illuminated building façade signage shall be permitted on pad buildings (Unit 21-Sunoco), the anchor (Unit 20-Giant), and building façade with “peaks” facing the parking lot. Raceways are discouraged, but may be permitted with specific village center Owner approval.

Criteria: Individual Back-Lit Letters

SIGNAGE: Individual letters

LIGHTING: Concealed lamp/transformer, with back-lit halo effect

MOUNTING: Pinned off building façade

ATTACHMENT: Concealed for all devices, clips wiring, tubes, and other mechanisms

MATERIAL/FINISH: Metal or metallic finish on architectural plastic

MAXIMUM LETTER HEIGHT: 20”

Internally Illuminated Letters

SIGNAGE: Individual letters with opaque sides and translucent face, or individual translucent letters as cut-outs or push throughs of opaque face recessed into opaque panels

LIGHTING: Concealed lamp/transformer, with back-lit face

MOUNTING: Individual on building façade

ATTACHMENT: Concealed for all devices, clips wiring, tubes, and other mechanisms

MAXIMUM LETTER HEIGHT: 20”

The following pictures provide examples of this sign type. Any tenant with a “peak” in front of their storefront is eligible for this sign type. If utilized, no building sign band signage can replicate the sign on the “peak.” Any future installations of this sign type will be considered on a case-by-case basis and will be subject to village center Owner approval.

Note: Fabrication and construction detail(s) of this sign submitted to the Architectural Review Committee by the Owner will be required prior to installation.



TENANT IDENTIFICATION SIGNS – BUILDING FAÇADES



Existing Giant signage is an example for future signage.



“Peak” Type 1 allowable signage centered below the diamond “window” with brick on both sides.



“Peak” Type 2 allowable signage with brick on all sides.



MULTI-TENANT IDENTIFICATION SIGNS - BUILDING FAÇADES

Sign Type  (Proposed)

Purpose: To identify specific tenants/businesses in the Village Green.

Location: Illuminated building facade signage shall be permitted on one building façade “peak” at each end of the Village Green facing the parking lot.

Criteria: Individual Back-Lit Letters

SIGNAGE: Individual letters

LIGHTING: Concealed lamp/transformer, with back-lit halo effect

MOUNTING: Pinned off building façade or raceway to match façade

ATTACHMENT: Concealed for all devices, clips wiring, tubes, and other mechanisms

MATERIAL/FINISH: Metal or metallic finish on architectural plastic

MAXIMUM LETTER HEIGHT: 16”

Internally Illuminated Letters

SIGNAGE: Individual letters with opaque sides and translucent face, or individual translucent letters as cut-outs or push throughs of opaque face recessed into opaque panels

LIGHTING: Concealed lamp/transformer, with back-lit face

MOUNTING: Individual on building façade or raceway to match façade

ATTACHMENT: Concealed for all devices, clips wiring, tubes, and other mechanisms

MAXIMUM LETTER HEIGHT: 16”

The following pictures provide examples of this sign type. Any tenant with a storefront facing the Village Green or internal pedestrian street is eligible for this sign type. Any future installations of this sign type will be considered on a case-by-case basis and will be subject to village center Owner approval.

Note: Fabrication and construction detail(s) of this sign submitted to the Architectural Review Committee by the Owner will be required prior to installation.



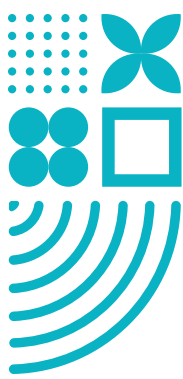
MULTI-TENANT IDENTIFICATION SIGNS - BUILDING FAÇADES



Freetown Road entrance “peak” allowable tenant signage with brick on both sides.



Quarterstaff Road entrance “peak” allowable tenant signage with brick on both sides.



TENANT IDENTIFICATION SIGNS - BUILDING SIGN BAND

Sign Type  (Existing)

Purpose: To identify specific tenants/businesses and provide visibility of same to pedestrians.

Location: Building/covered walkway sign band mounted as shown on the following page.

Criteria: Individual Back-Lit Letters

SIGNAGE: Individual letters

LIGHTING: Concealed lamp/transformer, with back-lit halo effect

MOUNTING: Pinned off building façade or raceway to match façade

ATTACHMENT: Concealed for all devices, clips wiring, tubes, and other mechanisms

MATERIAL/FINISH: Metal or metallic finish on architectural plastic

MAXIMUM LETTER HEIGHT: 10"

Internally Illuminated Letters

SIGNAGE: Individual letters with opaque sides and translucent face, or individual translucent letters as cut-outs or push throughs of opaque face recessed into opaque panels

LIGHTING: Concealed lamp/transformer, with back-lit face

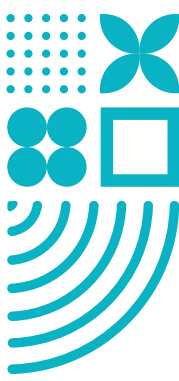
MOUNTING: Individual on building façade or raceway to match façade

ATTACHMENT: Concealed for all devices, clips wiring, tubes, and other mechanisms

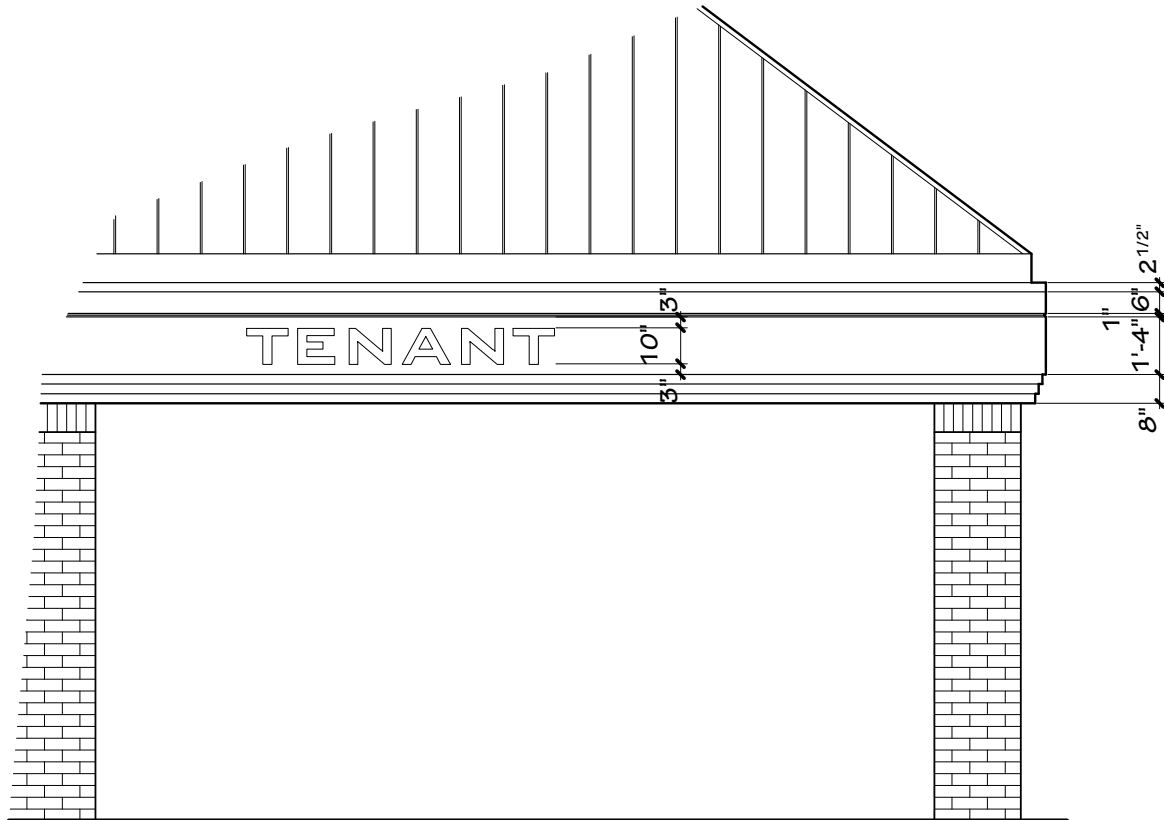
MAXIMUM LETTER HEIGHT: 10"

The following pictures provide examples of this sign type. Any tenant with a storefront sign band is eligible for this type, but if a tenant also has a Building Façade sign in a peak, no text may be duplicated. Any future installations of this sign type will be considered on a case-by-case basis and will be subject to village center owner approval.

Note: Fabrication and construction detail(s) of this sign submitted to the Architectural Review Committee by the Owner will be required prior to installation.



TENANT IDENTIFICATION SIGNS - BUILDING SIGN BAND





TENANT IDENTIFICATION SIGNS - STOREFRONT AND BLADE SIGNS

Purpose: To identify specific tenants/businesses and provide visibility of same to pedestrians as they are approaching individual storefronts beneath the covered canopy area and to promote distinction among the shops and restaurants, while enhancing the architecture of the village center with a variety of signage.

Location: Covered walkway and individual storefronts.

Criteria: Blade signs, entrance, and non-illuminated wall mounted signs are permitted. The sizes of signs may vary, but all projecting or hanging signs shall have a minimum of 8'-0" clearance from the sidewalk. Wall mounted signs should be unique, one of a kind, individual statement pieces with specific messaging about the tenant/business/service. The following pictures provide examples of this sign type. Because these are unique locations, the pictures provide overall guidance and specific dimensional criteria is not provided. Any future installations of this sign type will be considered on a case-by-case basis and will be subject to village center owner approval.

Note: Fabrication and construction detail(s) of this sign submitted to the Architectural Review Committee by the Owner will be required prior to installation.





Plan – Three Options

Option 1: CA manages the 10 community buildings; villages continue to manage the 14 neighborhood centers.

Option 2: CA manages the 24 buildings.

Option 3: Villages manage customer-facing and on-site services; CA provides a centralized system for reservations and administration.

Risk Register

		Severity of Consequences				
Likelihood of Occurrence		Insignificant	Minor	Moderate	Major	Severe
	Almost Certain					
	Likely					
	Possible					
	Unlikely					
	Rare					

- Plusses**

 - More participation
 - Ease of use
 - Save \$ on postage
- Minuses**

 - Loss of confidence
 - Reps not selected by residents
 - Push projects not supported by residents

James Loesch Risk Analysis from 2023

My evaluation of Risk versus Benefits:

- I acknowledge that any electronic system can be hacked.
 - In spite of the risks involved with on-line systems I find the risk versus convenience such that I personally use on-line banking and paperless billing.
- I believe that the likelihood that our Village election would be a target for hacking is between Possible and Unlikely.
- I believe that the possible consequences of a hack to our election would be Minor given that the actual authority of the BOD / CA Rep to take significant action impacting our Village is negligible compared to the Government's ability.
 - The BOD / CA Rep control the budgets and staffing of the organizations.
 - If the BOD / CA Rep do not represent the views of the residents, then it is the residents' responsibility to engage and participate.
- I believe that IF a resident is concerned that their vote might be compromised, then they have the option to vote either in-person or use the absentee ballot.
- I believe that the on-line system used in the past and by several other villages provides adequate safeguards to discourage / prevent hacking.
- It is my opinion that the risks / consequences versus the benefits of better accessibility and increased participation are such that the use of on-line voting should be permitted.

Risk Matrix		Severity				
		Insignificant	Minor	Moderate	Major	Severe
Likelihood	Almost Certain	Medium	High	Very High	Very High	Very High
	Likely	Medium	High	High	Very High	Very High
	Possible	Low	Medium	High	High	Very High
	Unlikely	Low	Low	Medium	Medium	High
	Rare	Low	Low	Low	Low	Medium

Online Voting Security Considerations

Kristine Amari, Board Vice Chair

Here is a resource that cites the research and major studies done by independent entities:

- https://www.aaas.org/sites/default/files/2021-04/EPI-Center_FactSheet_Online-Voting.pdf
- <https://www.aaas.org/epi-center/internet-online-voting>

The bottom line from the review is "All internet voting systems and technologies – including email and mobile voting apps – are currently inherently insecure."

Considerations include:

- With online voting, the legitimacy of the election becomes subjective - "how sure are we that nobody would bother to try to influence this election?" rather than having confidence that the election represents how people actually voted. I deeply appreciate and fully support efforts to expand access to voting, but they must be consistent with a secure election - there is no point to elections we can't have confidence in.
- If somebody challenged the legitimacy of the election we would have no ability to provide assurances (such as a ballot recount, or a document showing we followed best practices in conducting the election).
- There is significant potential financial benefit to controlling the makeup of village boards and the CA board (for managing budgets in the hundreds of thousands to millions) , and using a known-to-be insecure method to conduct the elections might make us legally liable if there were contention. (We have had very contentious elections in the past that included suspicion over entities having financial stake in the makeup of the boards and trying to exercise influence on the elections.)
- Normalizing online voting is deeply fraught; it would be very bad to give people the idea that online voting is safe to use in our local, state, and federal elections (the argument that other villages are using online voting so it must be okay is in this vein).



Manager's Report

February 10, 2025

1. Dates to Note:

- **February 12**, 6:00pm, Election Committee (virtual)
- **February 18**, 6:00pm, Hickory Ridge Happy Hour
- **February 19**, 7:30pm, RAC meeting (virtual)
- **February 22**, 9:30am, Book Swap
- **February 24**, 7:30pm, Board meeting (hybrid)

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. Community Volunteers:

- Mr. Armstrong attended the puzzle event and promoted the walks and the upcoming happy hour.
- Community Walks, Mondays at 10:00am, The Hawthorn Center
- Hickory Ridge Happy Hour, Tuesday, February 18, Asian Palace, RSVP required

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



5. 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.