

KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, OCTOBER 4, 2023
THIS WAS AN IN-PERSON MEETING AT AMHERST HOUSE

APPROVED:

The regular board meeting was called to order at 7:31pm by Barbara Seely, Board Chair. Board members Jeff Richmond, Carol Huegel, Vivian Feen and Madeleine Borowski were present. KC Columbia Council Rep, Keith O'Neil and Board member Melissa Hogle were absent. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney and Covenant Advisor Aileen McNamara. In addition, Jason Heath from CA Capital Improvements, Jessica Jones, CEO of HoCo Economic Development Authority, Councilwoman Christiana Rigby, Crissie Baur and Lauren Jester from Bohler Engineering, Greg Reed, Kimco VP of Development, Mike Ogden, Kimco Director of Development, and Ryan McCoy, Kimco, Michael Golibersuch, Owen Brown Board Chair, Mariah Robertson and Steven Hannan, Hickory Ridge Board members, and residents Richard Love and Mike Mosman were in attendance.

APPROVAL OF AGENDA AND BOARD MINUTES

Jeff made a motion, seconded by Madeleine, to approve the agenda for October 4, 2023, with the removal of #10, Council Representative's Report. The motion passed unanimously.

Jeff made a motion, seconded by Madeleine, to approve the minutes from the board meeting held on September 20, 2023. The motion passed unanimously.

RESIDENT SPEAK OUT

There were no residents for resident Speak Out

15 DAY VIOLATION NOTICE – 10073 FAIR BEAUTY

Aileen presented the case for 10073 Fair Beauty. After review, *Madeleine made a motion, seconded by Carol, to send a 15-day violation notice to the owner of 10073 Fair Beauty. The motion passed unanimously.*

CA UPDATE

Jason Heath, CA Capital Improvements, gave an update on Columbia Association's past and current projects, referencing the September President's Report, which can be found @ ColumbiaAssociation.org. He also noted that the CA Landscape Architect is working on the plans for a Gaga Ball Court at the Meadow in Macgill's Common. He will present the plan to the Board when it is complete.

JENNIFER JONES – HOWARD COUNTY ECONOMIC DEVELOPMENT AUTHORITY
COUNCILWOMAN CHRISTIANA RIGBY

Councilwoman Rigby introduced the new CEO of the Howard County Economic Development Authority, Jennifer Jones. Ms. Jones said she would like to build a relationship with the Village Centers, making sure the merchants are aware of grants and other services offered by HCEDA.

CHASE BANK – SIGN APPROVAL KC VILLAGE CENTER

Chrissie Baur, Bohler Engineering, presented the exterior signage and landscaping plans for Chase Bank, which is moving into the building that was occupied by McDonald's. *Vivian made a motion, seconded by Madeleine, to approve the Chase Bank signage as presented. The motion passed unanimously.* Kimco representatives, Mike Ogden and Greg Reed, presented the updated signage and wayfinding design for the Village Center. The Board had approved the original signage as presented by Kimco in February 2022 but denied by Howard Hughes. The updated design eliminates a few of the initially approved items, including the sign listing tenants on the second floor that was to be placed outside of the entry doors and the

total number of signs and the signage on the rear of the merchants across from Exxon. This design will be sent to Howard Hughes.

Greg thanked Councilwoman Rigby and State Delegate Jen Terrasa, as well as KC residents, for their part in attaining approval for the signage and wayfinding design.

VILLAGE FUNDING – OWEN BROWN & HICKORY RIDGE BOARD MEMBERS

Mariah Robertson, Steven Hannan, and Michael Golibersuch gave a presentation about the disparity in Columbia Village resources. They asked Kings Contrivance to join the Owen Brown and Hickory Ridge Community Associations in requesting that Columbia Association reevaluate the allocation formula before the next management contract is signed. The KC Village Board agreed to review the presented slides with Keith and Melissa and forward areas of risk/concern following the discussions we agreed to. The Board will delay signing the management contract extension until further discussion with the entire Board.

MANAGEMENT CONTRACT AMENDMENT

CA would like to extend the current management contract, which is due to end April 30, 2024, by one year. After discussion, no action was taken.

BOARD MEMBER SPEAK OUT

None

CHAIR'S REPORT

Barb reported that she attended the ribbon cutting ceremony at the updated Huntington Park.

MANAGER'S REPORT

See attached.

CLOSED SESSION FOR PERSONNEL MATTER

At 9:13pm, in accordance with the provisions of the Maryland Homeowner's Association Act of 1988, the village board adjourned the meeting and voted unanimously to go into executive session for a discussion of a personnel matter.

ADJOURNMENT

At 9:34p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator