

KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, JUNE 5, 2024
THIS WAS AN IN-PERSON MEETING AT AMHERST HOUSE

APPROVED: July 17, 2024

The regular board meeting was called to order at 7:30pm by Barbara Seely, Board Chair. Board members Melissa Hogle, Carol Huegel, Madeleine Borowski and Fred Niziol were present. Vivian Feen was absent. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney, Covenant Advisor Aileen McNamara, and District Aide from Councilwoman Rigby's office, Paige Goldscher. In addition, four representatives from Kimco were in attendance: Skylar Jones (Mid-Atlantic Leasing Representative), Greg Reed (VP of Development), Mike Ogden (Director of Development), and Jessica Dombrowski Yizar (VP Property Management). Eleven residents attended as well.

APPROVAL OF AGENDA AND BOARD MINUTES

Fred made a motion, seconded by Melissa, to approve the agenda for June 5, 2024. The motion passed unanimously.

Fred made a motion, seconded by Melissa, to approve the minutes from the board meeting held on May 15, 2024. The motion passed unanimously.

Madeleine made a motion, seconded by Carol, to approve the minutes from the Architectural Appeal meeting held on May 15, 2024. The motion passed unanimously.

RESIDENT SPEAK OUT

None

KIMCO UPDATE

Skyler Jones, the Kimco leasing rep for Kings Contrivance Village Center, answered resident and board member questions and gave an update on village center leasing including:

Long-term lease renewals have been obtained for several current merchants

Chase Bank will open July 16

Primary goal is to lease the CVS space

Exploring options for the unused bank drive thru in front of Amherst House

Pursuing businesses outside of Howard County

SD Salon will move into the old KC Formal Wear space

Skyler explained that one deterrent to leasing is the lack of signage (which has been approved architecturally but is waiting budget approval by Kimco) and the fact that the store fronts face the interior of the village center.

Greg Reed said that there are no plans to redevelop the village center. Greg thanked State Delegate Jen Terrasa and Councilwoman Christiana Rigby for their help in gaining approval for new village center signage.

ARCHITECTURAL ISSUES – 15-DAY NOTICE 6711 BUSHRANGER PATH

Aileen presented the case for 6711 Bushranger Path. *Fred made a motion, seconded by Melissa, to send a 15-day violation notice to the owner of 6711 Bushranger Path. The motion passed unanimously.*

VILLAGE FUNDING

Brad Butler, Owen Brown Village Board Chair, gave a presentation about the disparity in Columbia Village funding from CA and the need to renegotiate the management contract between the Villages and Columbia Association. The current contract expires April 2025.

APPROVAL OF FY2024 END OF YEAR REPORTS

After review, *Fred made a motion, seconded by Carol, to approve the End of Year Financial, Facility Use, RAC (Resident Architectural Committee) and Association Reports for FY2024 with an adjustment to the Facility Usage Report. The motion passed unanimously.*

APPROVAL OF REVISED FY2025 BUDGET

After review, *Fred made a motion, seconded by Carol, to approve the revised FY2025 Budget. The motion passed unanimously.*

BOARD MEMBER SPEAK OUT

The Board discussed ways to help Kimco attract residents and new merchants to the village center. Madeleine talked about making a video with KC Village residents to use as promotional material; as well as getting approval for food trucks in the KIMCO village center (focusing on breakfast.)

CHAIR'S REPORT

None

MANAGER'S REPORT

See attached.

ADJOURNMENT

At 9:31p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator