

KINGS CONTRIVANCE BOARD MEETING MINUTES  
REGULAR BOARD MEETING  
WEDNESDAY, SEPTEMBER 18, 2024  
THIS WAS AN IN-PERSON MEETING AT AMHERST HOUSE

APPROVED: October 16, 2024

The regular board meeting was called to order at 7:30pm by Barbara Seely, Board Chair. Board members Melissa Hogle, Madeleine Borowski, Vivian Feen, Fred Niziol, Carol Huegel and KC Columbia Council Rep. Paul Rader were present. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney, Covenant Advisor Aileen McNamara, RAC member Ed Gordon, District Aide from Councilwoman Rigby's office, Paige Goldscher, and Howard County Strategic Outreach Coordinator Vikki Garcia, as well as several residents. Steve Boswell, Tim Priggs and Jason Heath, all from Columbia Association, attended as well.

APPROVAL OF AGENDA AND BOARD MINUTES

*Fred made a motion, seconded by Madeleine, to approve the agenda for September 18, 2024. The motion passed unanimously.*

*Fred made a motion, seconded by Vivian, to approve the minutes from the board meeting held on September 4, 2024. Carol abstained and the motion passed.*

RESIDENT SPEAK OUT

There were no residents present.

TOT LOT CHANGES: MACGILL'S COMMON

Jason Heath presented CA's plan for Macgill's Common Play Areas. The Cluster Play Area Policy was designed by a workgroup and based on the 1700 responses to their tot lot Survey. The survey showed that residents would like more climbing structures and more activities for 5 to 12-year-olds.

The proposed plans from CA involve five tot lots in Macgill's Common. Two tot lots at Wayover Way and Cape Ann Drive need immediate attention, following failing an annual safety inspection and would be modified this Fall under the plan. The other three would be modified at a later date which would be triggered when one of the three fails the annual safety inspection, which is expected in the next few years.

The Village Board will vote on this plan at their Oct 16 Village Board meeting at Amherst House. If you would like to comment on the proposed plan, send your comments to

[Open.Space@ColumbiaAssociation.com](mailto:Open.Space@ColumbiaAssociation.com)

You can view the plans at [VillageofKC.org](http://VillageofKC.org)

After the presentation, several residents spoke about ideas for adding an educational component to tot lots by placing informational markers on the native plants and trees surrounding the tot lots. Jason said he will investigate the cost of adding signs, etc.

RAC INTERVIEWS FOR APPOINTMENT – TIFFANY HEATH AND KATE REILLY

Aileen introduced two candidates for members of the Resident Architectural Committee. Both candidates wrote letters expressing interest in the position and had completed the prerequisite of attending three consecutive RAC meetings and accompanying current RAC members on their site visits for the third meeting. Upon recent inspection, the properties of both candidates were found to be in compliance with our covenants. The Board interviewed each candidate and after discussion, *Fred made a motion, seconded by Melissa, to appoint Tiffany Heath to the Kings Contrivance Community Association RAC. The motion passed. Fred made a motion, seconded by Madeleine, to appoint Kate Reilly to the Kings Contrivance Community Association RAC. The motion passed.*

### RAC REAPPOINTMENT

*Fred made a motion, seconded by Vivian, to reappoint the following members of the Resident Architectural Committee (RAC): Ed Gordon, Nick Fessenden, Jason Protheroe, Michele Mercer and Scott Llewellyn. The motion passed unanimously.*

### BOARD GOALS

The Board reviewed the FY25 Board goals. After a brief discussion, *Carol made a motion, seconded by Fred, to approve the FY25 Board Goals.*

### AUDIT REPORT FY2024 & REVISED FY2024 FINANCIAL REPORTS

The Board reviewed the Audit Report and the Revised FY24 Financial Reports. After a brief discussion, *Fred made a motion, seconded by Vivian, to approve the Audit Report and the Revised FY24 Financial reports. The motion passed unanimously.*

### APPROVAL OF 1<sup>st</sup> QUARTER FY2025 FINANCIAL REPORTS

Bev reported on the current financial position. *Fred made a motion, seconded by Vivian, to approve the first quarter reports and quarterly budget as presented for FY25. The motion passed unanimously.*

### BOARD MEMBER SPEAK OUT

Carol asked that the presentation of Village Manager goals be added as an agenda item to the next board meeting. These should be Village Manager goals and are in addition to the goal of implementing the Village Board's goals.

### COUNCIL REPRESENTATIVE'S REPORT

Paul reported that at the September 12th CA Board meeting, the Board:

- Approved the CA President's goals
- Heard from KC CARES during Speak Out
- CA is working on website changes to include more engagement

Paul met with CA staff in September to discuss the five-year Strategic Plan.

Paul will attend the CA Audit committee meeting on September 23rd and the next CA Board meeting on September 27th.

### CHAIR'S REPORT

Barb thanked the staff for the Volunteer Dinner that was held September 8.

### MANAGER'S REPORT

See attached.

*Fred made a motion, seconded by Melissa, to approve the donation of one free use of Amherst House to the Orthodox Church of Saint Matthew Silent Auction in support of their Multicultural Festival. Madeleine abstained and the motion passed.*

### ADJOURNMENT

*At 9:25p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.*

Respectfully submitted,

Erika Cheney  
Operations Coordinator