KINGS CONTRIVANCE BOARD MEETING MINUTES

REGULAR BOARD MEETING

WEDNESDAY, APRIL 23, 2025 (moved from April 16 due to lack of quorum)

THIS MEETING WAS HELD VIA ZOOM

APPROVED:

The regular board meeting was called to order at 7:34pm by Board Chair Barbara Seely. Board members Melissa Hogle, Vivian Feen and Madeleine Borowski were present, as was KC Columbia Council Rep. Paul Rader. Carol Huegel and Fred Niziol were absent. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney, Howard County Strategic Outreach Coordinator Vikki Garcia and resident Alice Jackson.

APPROVAL OF AGENDA AND BOARD MINUTES

*Melissa made a motion, seconded by Madeleine, to approve the agenda for April 23, 2025.* The motion passed unanimously.

*Madeleine made a motion, seconded by Melissa, to approve the minutes from the board meeting held on March 19, 2025.* The motion passed unanimously.

RESIDENT SPEAK OUT

No residents were present.

MANAGEMENT CONTRACT BETWEEN VILLAGES AND CA FOR FY26

Following three meetings between the villages and CA in the last two weeks, Bev reported that CA agreed to some of the villages’ requests. The village managers are recommending that the village boards sign the Facility Management and Grant Agreements that now make up Contract. The villages were advised by CA to sign the contract by April 30, or the CA annual charge share to the villages will be delayed; however, Bev noted the current contract allows for an extension clause to September 30 if negotiations are continuing. The new contract will be for three years. The CA Board meets tomorrow with the management contract on the agenda to discuss any potential extension to the current contract or payment of the annual charge share to the villages by April 30.

APPROVAL OF BUDGET FY26 – SUMMARY, DETAILED AND CAPITAL

Bev explained the budget line by line; after discussion*, Madeleine made a motion, seconded by Melissa, to approve the FY2026 Summary and Detailed Budget and Capital Budget. The motion passed unanimously.*

CAPITAL PURCHASES – LAPTOP, PC, MONITOR & CHAIRS

After discussion, *Madeleine* *made a motion, seconded by Melissa, to approve the capital expense of $12,588, plus tax, for 112 new banquet chairs. The motion passed unanimously.*

After discussion, *Madeleine made a motion, seconded by Melissa, to approve the capital expense of $4316, plus tax, for a new laptop (includes a 5-year service warranty), pc (includes a 4-year service warranty) and monitor. The motion passed unanimously.*

RAC INTERVIEW FOR APPOINTMENT – ALICE JACKSON

Bev introduced Alice Jackson as a candidate for member of the Resident Architectural Committee. Alice wrote a letter expressing interest in the position and has 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, Alice’s property was found to be in compliance with our covenants. The Board interviewed the candidate and after discussion, *Melissa made a motion, seconded by Madeleine, to appoint Alice Jackson to the Kings Contrivance Community Association RAC.* The motion passed.

BOARD MEMBER SPEAK OUT

Madeleine requested that Bev invite Kimco to an upcoming board meeting to give a village center update.

COUNCIL REPRESENTATIVE’S REPORT

Paul noted that at the next CA Board meeting on April 24, the management contract will be discussed. As this was Paul’s last KC board meeting, he thanked the board and residents for allowing him to serve our community.

CHAIR’S REPORT

Barb shared that the Owen Brown board chair is putting together a group of volunteers from each village to discuss the share allocation formula. He requested a response for volunteers by this week. The allocation formula dictates how the Annual Charge Share from CA will be split among the villages. The KC board feels this job is better suited for the village managers and will not participate. Bev advised this discussion was premature since the formula is not due to CA until January 31, 2026, and the management contracts are not yet signed by any village.

MANAGER’S REPORT

See attached.

ADJOURNMENT

*At 8:48p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.*

Respectfully submitted,

Erika Cheney

Operations Coordinator