KINGS CONTRIVANCE BOARD MEETING MINUTES

REGULAR BOARD MEETING

WEDNESDAY, MARCH 19, 2025

THIS WAS AN IN-PERSON MEETING AT AMHERST HOUSE

APPROVED: April 23, 2025

The regular board meeting was called to order at 7:30pm by Board Chair Barbara Seely. Board members Melissa Hogle, Fred Niziol, Carol Huegel, Vivian Feen and Madeleine Borowski were present, as was KC Columbia Council Rep. Paul Rader. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney, and Covenant Advisor Aileen McNamara.

APPROVAL OF AGENDA AND BOARD MINUTES

*Fred made a motion, seconded by Melissa, to approve the agenda for March 19, 2025.* The motion passed unanimously.

*Melissa made a motion, seconded by Fred, to approve the minutes from the board meeting held on March 5, 2025.* Carol abstained, and the motion passed.

RESIDENT SPEAK OUT

No residents were present.

ARCHITECTURAL ISSUE – CLOSE ARC CASE FOR 9518 MANY MILE MEWS

Aileen presented information regarding the current ARC case for 9518 Many Mile Mews. The condition of the property has improved to the point where this case can be closed. *A motion was made by Fred, seconded by Melissa, to close the ARC case for 9518 Many Mile Mews and remove the flag on the property. The motion passed unanimously.*

MANAGEMENT CONTRACT BETWEEN VILLAGES AND CA FOR FY26

Village managers met with CA staff and the CA President, Shawn MacInnes about the Management Contract during their regular monthly Managers’ meeting on March 12. CA also sent a memo and the contracts for signature. CA reviewed the Villages requests for changes, accepting some minor issues, modifying others and disregarding the rest with no explanation. At this time, CA is not willing to negotiate the contracts as prepared and advised the Villages to sign it by 4/22 or risk losing payout to the Village of the annual charge share payment on 4/30.

Bev noted the current contract allow for an extension clause to 9/30 if negotiations are continuing. The Village managers will be meeting to discuss this issue again. Bev indicated the issues with the current contract and recommended a request to CA to extend negotiations until 9/30.

CA MANAGEMENT OF VILLAGE BUILDINGS

At their meeting on March 27, CA Board has on their agenda the management of village buildings. Bev will attend with other Village managers. The recommendation from CA staff on this matter was for a centralized reservation system by CA to manage the rentals of the Village buildings. CA would then return an unknown amount of the revenue from the rentals to the Villages after administrative costs.

Carol expressed her concern for not embracing new ideas. Melissa commented that centralized reservations are not always a benefit. Madeleine commented that personal service rather than a centralized system is needed for events like weddings especially.

BOARD MEMBER SPEAK OUT

Concerning the management contract between the villages and CA, Fred believes CA is not negotiating in good faith and that is a valid reason for Kings Contrivance to refuse to sign that contract.

COUNCIL REPRESENTATIVE’S REPORT

Paul will attend the CA Board meeting on March 27, as well as a CA audit meeting.

CA continues to update decades old policies.

CHAIR’S REPORT

Barb had no report.

MANAGER’S REPORT

See attached.

ADJOURNMENT

*At 8:41p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.*

Respectfully submitted,

Erika Cheney

Operations Coordinator