KINGS CONTRIVANCE BOARD MEETING MINUTES

REGULAR BOARD MEETING

WEDNESDAY, MAY 7, 2025

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 Melissa Hogle, Carol Huegel, Vivian Feen, Madeleine Borowski, Fred Niziol and KC Columbia Council Rep, Wes Fuhrman were present. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney, CA Capital Improvement’s Jason Heath, Howard County Strategic Outreach Coordinator Vikki Garcia, District Aide from Councilwoman Rigby’s office, Paige Goldscher, and Kate Reilly from KC CARES. Also in attendance were George Gibson from Howard County DPW, Zach Mitchell and Pamela Querio-Brennan from BGE, as well as several residents.

APPROVAL OF AGENDA AND BOARD MINUTES

*Fred made a motion, seconded by Melissa, to approve the agenda for May 7, 2025. The motion passed unanimously. Melissa made a motion, seconded by Vivian, to approve the minutes from the board meeting held on April 23, 2025. Fred and Carol abstained, and the motion passed.*

APPROVAL OF ELECTION RESULTS

The village election results were reviewed. *Fred made a motion, seconded by Melissa, to approve the 2025 certified village election results. The motion passed unanimously.*

ELECTION OF BOARD OFFICERS, ARCHITECTURAL COMMITTEE OFFICERS AND VILLAGE MANAGER.

*Barb Seely was elected Chair, Carol Huegel was elected 1st Vice-Chair, and Melissa Hogle was elected 2nd Vice-Chair of the KC Village Board.*

*Fred Niziol was elected Chair, Vivian Feen was elected 1st Vice-Chair, and Madeleine Borowski was elected 2nd Vice-Chair of the KC Architectural Committee.*

*All officers were elected unanimously with the provision that any board member’s home that is not in compliance with the covenants will be brought into compliance within 30 days.*

*Beverley Meyers was elected unanimously as Village Manager.*

*Vivian made a motion, seconded by Fred, to appoint Beverley Meyers and Aileen McNamara to act on behalf of the Columbia Association. The motion passed unanimously.*

Beverley distributed the Conflict-of-Interest forms for board signatures. All board members present signed the forms.

APPOINTMENT OF COLUMBIA COUNCIL REPRESENTATIVE

*Vivian made a motion, seconded by Fred, to appoint Wesley Fuhrman as Kings Contrivance’s Representative to the Columbia Council. The motion passed unanimously.*

RESIDENT SPEAK OUT

None

KC CARES UPDATE

Kate Reilly reported on recent KC CARES events, including the Annual Spring Giveaway and the Take Back Your Yard Event.

KC CARES recently received three grants. Some of the grant funds are being used to purchase and plant trees around the village and to create Native Landscaping Tours and plant giveaways around the county.

KC CARES received the **Green Community Leadership Award** at the county’s 2025 GreenFest for demonstrating exceptional environmental stewardship. As one of the newer additions to the food scrap program, KC residents set out more food scrap weight on a weekly basis than most of the more established participating neighborhoods.

BGE TRANSMISSION PROJECT

Zach Mitchell, from BGE, presented information about a transmission upgrade project that will run from Pennsylvania through Harford, Baltimore, Anne Arundel and Howard counties, ending in Scaggsville. The added towers will be placed on existing right-of-way parallel to the current towers; no land will be added. The upgrade is necessary as recently three nearby coal powered power plants have closed. Properties within ¼ mile will be notified. They are currently only 10% into the project. As the project moves through the permitting and planning process, more information will be available to residents. They estimate the project time frame is Spring 2026-2030.

BEAVER RUN SEWER REPAIR: MACGILL’S COMMON JUNE 2025

George Gibson, from Howard County Department of Planning and Zoning, presented the plan to stabilize and cover the exposed 14-inch sewer pipe that runs along Beaver Run Branch. The location is behind homes on Cape Ann Drive, Cotton Mill Lane and Cambric Court in Macgill's Common. See attached map. The project was due to start in June and take about three months; however, the project may be pushed back two months since there has been a sewer pipe break in Long Reach that needs immediate attention.

Mr. Gibson stressed that no trees will be removed, and no private property will be affected. They will use CA property and County right-of-way. About a half mile of road will be built in order for large vehicles to access the exposed pipe sites. The road will consist of 12 inches of mulch with timber mats on top. Materials used in the stabilization will be mostly soil and some rock sills. Nearby residents will be contacted by the county.

CA UPDATE

Jason Heath, CA Capital Improvements, spoke about Columbia Association’s GIS apps.

* CA has two new GIS apps – Discover CA and CA Public Projects. Other GIS apps include Pool Guide, Active Adopt-a-Spots, Brick & Bench Finder, and Residential Info Guide.

Find all of the apps at: columbiaassociation.org/open-space/development/mapping-gis-resources/

MANAGEMENT CONTRACT BETWEEN VILLAGES AND CA FOR FY26

Following meetings with CA staff, as well as between the attorney representing the villages and CA’s attorney, Bev reported that CA agreed to some of the villages’ requests, including not requiring a second audit if material weaknesses are found, splitting painting costs over $5000 one time during the contract period, and allowing villages to save for the purchase of capital items. The new contract will be for three years. Bev recommended that the board approve signing the contract.

*Fred made a motion, seconded by Melissa, to sign the Management Contract between Kings Contrivance Community Association and Columbia Association. The motion passed unanimously.*

BOARD MEMBER SPEAK OUT

Carol asked that the board mandate a reasonable response time to village board emails. *Fred made a motion, seconded by Vivian, to set 48 hours as the reasonable response time to Village Board emails. If no response is received, the majority will rule on any decisions. The motion passed unanimously.*

COUNCIL REPRESENTATIVE’S REPORT

Wes attended the orientation for new Columbia Association board members and will attend the organizational meeting tomorrow, May 8.

CHAIR’S REPORT

None

MANAGER’S REPORT

See attached

The Board voted to allow CA to host Doggie Paddle and Splash event on Labor Day at Dickinson Pool between the hours of 3:30pm and 6pm. The Board wanted Bev to ask if this can be held on a different day that wasn’t the last day of the season.

ADJOURNMENT

*At 9:21p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.*

Respectfully submitted,

Erika Cheney

Operations Coordinator