

KINGS CONTRIVANCE BOARD MEETING MINUTES  
REGULAR BOARD MEETING  
WEDNESDAY, OCTOBER 15, 2025  
THIS WAS AN IN-PERSON MEETING AT AMHERST HOUSE

APPROVED:

The regular board meeting was called to order at 7:30pm by Barbara Seely, Board Chair. Board members Vivian Feen, Madeleine Borowski, Fred Niziol, Carol Huegel and KC Columbia Council Rep Wes Fuhrman were present. Board member Melissa Hogle was absent. Also present were Operations Coordinator Erika Cheney, Howard County Strategic Outreach Coordinator Vikki Garcia, Jason Heath from Columbia Association, representatives from Kimco: Jenna Mielke (Director of Real Estate), Greg Reed (VP of Development), Kyle Hopkins (Property Manager), representatives from Howard County Department of Public Works: Director Kris Jagarapu and Project Manager Seifu Hailu, as well as two residents.

APPROVAL OF AGENDA AND BOARD MINUTES

*Fred made a motion, seconded by Madeliene, to approve the agenda for October 15, 2025. The motion passed unanimously.*

*Fred made a motion, seconded by Madeleine, to approve the minutes from the board meeting held on September 17, 2025. The motion passed unanimously.*

*Fred made a motion, seconded by Vivian, to approve the appeal minutes from September 17 (10061 Cape Ann Drive). The motion passed unanimously.*

RESIDENT SPEAK OUT

None

ARCHITECTURAL ISSUES – 15-DAY NOTICE 7246 SINGLE WHEEL PATH

*Fred made a motion, seconded by Madeleine, to send a 15-day violation notice to the owner of 7246 Single Wheel Path. Carol abstained; the motion passed.*

CA UPDATE – JASON HEATH

Jason gave an update on Columbia Association's recent and upcoming projects and events, including:

- Play areas at Fair Beauty (KC25) and Deer Chase (KC24) are complete. The gaga ball court will have sport court put down next spring.
- Lake Kittamaquundi dredging has begun.
- Groundbreaking took place for the bandshell at the Lakefront.

KIMCO UPDATE

Kyle Hopkins, KC Village Property Manager, presented updated plans for signage in the village center. Kimco will continue to use the crown logo. The directory and general village center signs will be dark green, in keeping with Columbia's aesthetics. The tenants will have sign panels with the business name on the outside of the facia, facing the courtyard, as well as the signs that currently hang under the eaves in front of each merchant. *Madeleine made a motion, seconded by Vivian, to approve the village center signs as presented by Kimco. The motion passed unanimously.*

Jenna Mielke, the Kimco Director of Real Estate, gave an update on leasing in the village center. A cookie store (in the old Subway space) and a nail salon (in the old Glamour Salon space) have signed leases. Ms. Mielke has noticed an uptick in interest in the village center and recently showed four groups through the old Bagel Bin space.

Carol requested that Kimco representatives attend a board meeting once per quarter to give an update.

#### HoCo DPW – DICKINSON REPAVING

Howard County Department of Public Works Director, Kris Jagarapu, gave a quick review of the Bureau of Highways. They employ 120 people and receive 12,000 requests/complaints per year. When repaving is done, the Bureau tries to complete entire neighborhoods at the same time. Concrete work is completed first. Paving starts with the cul de sacs, then side streets as they work their way out of the neighborhood. He noted the paving in Dickinson is 90% complete. Board members Carol and Madeliene, as well as a resident, expressed that increased communication between the contractor and the affected residents is necessary. The time frames posted for no street parking were very long and non-specific, leaving residents scurrying to move cars. Carol noted that part of her landscaping was ruined by the contractors.

Carol asked if there is still potential for a traffic circle at the intersection of Old Columbia Road and Guilford Road. She is very concerned about the danger of that intersection, especially as map apps now send cars to Old Columbia Road to avoid traffic on Route 29. She would like to know how the Board can get the county to prioritize another traffic study and safety enhancements at this intersection. Mr. Jagarapu noted that bike lanes are being put along Old Columbia Road from Eden Brook Drive to Riverwood Drive. He believes that this will slow drivers down as the roadway will be narrowed.

#### BUDGET PRIORITIES FROM THE VILLAGE TO THE COUNTY EXECUTIVE

The Board discussed additions, deletions, and changes to last year's priorities that were submitted to the County Executive's Office. Bev will send 2026 priorities to the County Executive's Office and request updates on prior requests.

See attached.

#### BOARD MEMBER SPEAK OUT

Carol would like all of the information in the board meeting packet emailed to her prior to the day of the board meeting.

#### COUNCIL REPRESENTATIVE'S REPORT

Wes reported that the revised ethics policy for the CA board members passed.

CA is working on the FY27 Budget.

#### CHAIR'S REPORT

None.

#### MANAGER'S REPORT

See attached.

Madeliene shared ideas for the flea market (coffee for residents with board members) and Halloween Happenings (a KC presence in the village courtyard: craft, pumpkins, etc.)

#### ADJOURNMENT

*At 9:39p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.*

Respectfully submitted,

Erika Cheney  
Operations Coordinator