

KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, MAY 6, 2026
THIS WAS A HYBRID MEETING

APPROVED: May 20, 2026

The regular board meeting was called to order at 7:30pm by Barbara Seely, Board Chair. Board members Madeleine Borowski, Fred Niziol, Carol Huegel, Paul Rader, and Heidi Schweingruber were present; KC Columbia Council Rep Wes Fuhrman was absent. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney, Kate Reilly from KC CARES, CA Capital Improvement's Jason Heath, CA's Landscape Design Manager Tim Prigg, and CA Project Manager Steve Boswell. Residents Erin Cox, Richard Love, Mary Ann Facente, Jan Jawonski, Kelsey McBride, Eillen Langstradt, and Desi Conway were also present.

APPROVAL OF AGENDA AND BOARD MINUTES

Fred made a motion, seconded by Madeleine, to approve the agenda for May 6, 2026, with the removal of Council Representative's report. The motion passed unanimously.

Fred made a motion, seconded by Madeleine, to approve the minutes from the board meeting held on April 15, 2026. The motion passed unanimously.

APPROVAL OF ELECTION RESULTS

The village election results were reviewed. *Madeleine made a motion, seconded by Carol, to approve the 2026 certified village election results. The motion passed unanimously.*

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

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

Fred Niziol was elected Chair, Heidi Schweingruber was elected 1st Vice-Chair, and Paul Rader 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.

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

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

RESIDENT SPEAK OUT

A resident asked about term limits on the KC Board; Barb responded that there are currently no term limits. Desiree Conway, from Spring Water Path, expressed her concern that a neighbor is renting rooms to multiple families/unrelated people with no rental license on file with Howard County. This creates traffic and multiple strangers on Spring Water Path. She asked the Board for help as the neighborhood is zoned R-20 which permits single-family dwellings.

Kate Reilly expressed concern that the County has used plastic stabilization matting rather than jute netting, a biodegradable product, as an erosion control mat when seeding the project at the end of Eden Brook Drive.

The contractor has agreed to replace it due to miscommunication with the County on this project. Kate requested a letter from the Board in support of switching from plastic to jute netting Curlex which is biodegradable. Jason Heath added that CA switched to using jute netting Curlex in 2018. Later in the meeting, *Paul made a motion, seconded by Heidi, to draft a letter to Howard County stating that the KC Village Board supports the use of biodegradable erosion control mat (jute netting, Curlex) on the Eden Brook Drive project. The motion passed unanimously.*

CA PLAY AREA – CLUSTER POLICY REPLACEMENT

At the March 18 village board meeting, CA presented the play area cluster plan for five play areas in Huntington. Following a 30-day public feedback window, Jason reported and addressed resident concerns and comments that were received online. Several residents who use the current play areas regularly were in attendance. They are unhappy with the replacement plan for Tot Lot KC08 Keepsake Way which will remove the play equipment and replace it with a picnic table, a sway bench, and a play panel. CA's Tim Prigg explained that due to new safety codes, there is not enough room for playground equipment. A resident commented that the play panels on the Kindler Road play area are too high for younger children; CA replied that a different style of play panels will be used in the future.

After discussion, *Fred made a motion, seconded by Madeleine, to approve the presented play area cluster plan in Huntington which includes play areas KC 06, KC 08, and KC 11. The motion passed unanimously.*

CA UPDATE – JASON HEATH

Jason gave an update on Columbia Association's recent and upcoming projects and events.

- Lakefront Stage ribbon cutting will be Thursday, May 7 @ 11am
- The Lakefront Live Summer Kick Off event is scheduled for May 30
- Began construction of the walkable rain/pollinator garden at Lake Elkhorn
- Plantings around Columbia will begin this week.
- Installation/renovation of bridges in Columbia will begin this summer.

A resident asked if the two Huntington signs that were removed will be replaced. Jason said they will not be replaced as they were on private property.

PROCEDURE FOR BOARD CORRESPONDENCE

The Board discussed the current procedure for sending correspondence from the Board. After discussion, it was decided that a new policy should be adopted. The new policy should include:

- a motion for Bev to draft a letter and email it to the village board for approval/revision of content
- a determination whether the issue is time sensitive (in which case a 48-hour revision period will be enacted) or non-sensitive (in which case a seven-day revision period will be enacted).
- all questions and comments concerning the emailed draft letter must be "reply-all"
- if there are no changes within the allotted time frame, the letter will be sent as is
- if there are suggested changes, Board members may request a Zoom meeting to discuss and vote on the proposed changes. A quorum is required for the Zoom meeting, and majority will rule for any voting

Bev will draft the proposal to be voted on at the next Board meeting.

APPROVAL OF VILLAGE FY2027 OPERATING AND CAPITAL BUDGET

Bev explained the Capital budget; after a short discussion, *Fred made a motion, seconded by Madeleine, to approve the FY2027 Capital Budget. The motion passed unanimously.*

Bev explained the Operating budget, including the process for saving for the audit which occurs every three years. After discussion, *Madeleine made a motion, seconded by Fred, to approve the FY2027 Operating Budget. The motion passed unanimously.*

BOARD MEMBER SPEAK OUT

Carol asked Bev to check with the county on curb painting between the no parking signs on Eden Brook Drive by Dickinson Park. Carol noted that people still park in the no parking zone. Bev will add that to the list of concerns to send to HCPD. Bev will check the status of the additional streetlight that is supposed to be installed by BGE at the location.

Carol mentioned a resident's email to KIMCO and the Board concerning the Village Center leasing. Carol felt it was well written and the resident received a nice response from KIMCO's Property Manager Kyle Hopkins. Carol was curious if any Board member had responded to the resident; Barb had. Carol would like a process written for forwarding and responding to emails sent to the village board.

Paul noted the high importance of village representation on the CA Board at this time.

Paul mentioned talk by residents of potential Village Center development. Fred explained that we have a Kings Contrivance Village Center Community Plan; each village produced one. Ours was issued in 2013.

COUNCIL REPRESENTATIVE'S REPORT

Wes was not in attendance.

CHAIR'S REPORT

Barb suggested expanding the Board; many board members did not support it.

MANAGER'S REPORT

See attached.

Bev asked the board to email her questions/concerns that HCPD should address when attending our May 20 board meeting.

ADJOURNMENT

At 9:40p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator