KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, JULY 15, 2026
THIS WAS A HYBRID MEETING

AMENDED AGENDA – THE MEETING BEGAN AT 7PM TO ALLOW FOR INTERVIEWS FOR KINGS CONTRIVANCE COLUMBIA COUNCIL REPRESENTATIVE

APPROVED: September 2, 2026

The regular board meeting was called to order at 7:00pm by Barbara Seely, Board Chair. Board members Madeleine Borowski, Fred Niziol, Paul Rader, Heidi Schweingruber, and Carol Huegel (7:30 arrival) were present. Also present were Village Manager Beverley Meyers, Operations Coordinator Erika Cheney, Kate Reilly from KC CARES, CA Capital Improvement's Jason Heath, District Aide from Councilwoman Rigby's office, Paige Goldscher and Kings Contrivance Columbia Council Representative candidates Ted Bauer and Jojo Linden.

APPROVAL OF AGENDA AND BOARD MINUTES

Fred made a motion, seconded by Madeleine, to approve the agenda for July 15, 2026. The motion passed unanimously.

Madeleine made a motion, seconded by Heidi, to approve the minutes from the board meeting held on July 1, 2026. Fred abstained; the motion passed unanimously.

INTERVIEWS FOR KINGS CONTRIVANCE COLUMBIA COUNCIL REPRESENTATIVE

There were two candidates for Kings Contrivance Columbia Council Representative. Barb explained the rules for the interviews and the candidates were interviewed one at a time. Each candidate explained their interest in the position and answered questions from Board members.

After discussion, *Madeleine made a motion, seconded by Fred, to appoint Ted Bauer as Kings Contrivance Columbia Council Representative. Carol abstained as she was not available during the interviews, and the motion passed.*

RESIDENT SPEAK OUT

There were no residents for resident speak out.

CA UPDATE – JASON HEATH

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

- Equipment has been ordered for the Huntington play areas in need of replacement (KC 6, 8, & 11)
- The President's Report will now be published quarterly rather than monthly
- New Lakefront stage is complete
- Stormwater management project behind Amherst House to Sweet Hours Way
- Updating the Lake Management Plan

During FY26:

- CA Customer Care Team managed over 45,000 calls, emails and walk-ins
- 2.7 million check-ins at CA facilities
- $1.4 million was invested in pathway enhancements to improve accessibility, safety and connectivity
- 2,221 volunteer hours in CA Open Space

- $1.8 million dredging project at Lake Kittamaqundi removed more than 21,000 cubic yards of sediment to improve long-term lake health

CA's FY27 budget is 91 million

APPROVAL OF ANNUAL REVIEW OF FINANCIAL STATEMENTS FOR FY26

Bev explained that as part of the new management contract with CA, CA now requires an external annual review of financial statements, to be funded by CA. She presented the results of that review completed by Fitzpatrick, Leary & Szarko. *Fred made a motion, seconded by Carol, to approve the Annual Review of Financial Statements for FY26. The motion passed unanimously.*

APPROVAL OF END OF YEAR NON-FINANCIAL REPORTS FY26

After review, *Fred made a motion, seconded by Heidi, to approve the End of Year, RAC (Resident Architectural Committee), KC CARES, and Facility Use Questionnaire Reports for FY26. The motion passed unanimously.*

INVESTMENT OPTIONS

The Board reviewed the investment rates provided by Bev. *Fred made a motion, seconded by Paul, to keep the investments at Fulton Bank in two CDs for 10 month terms. The motion passed unanimously.*

VOLUNTEER OF THE YEAR

The Board reviewed nominations for Volunteer of the Year. The Board will honor Brian Jayne as Volunteer of the Year. He will be honored at the Volunteer Dinner on October 25. During the Board discussion, it was decided that Board members should not be chosen as Volunteer of the Year. That policy will be added to the Board Policies and Procedures.

BOARD MEMBER SPEAK OUT

Carol asked how the Board should move forward with organizing committees. Barb and Madeleine suggested meeting separately as committees to choose a chair, create a mission statement and set reporting cadence.

Heidi asked about the dead trees on Exxon property. Jason suggested asking KIMCO to send a letter to Exxon.

Madeleine asked if Howard County allows short term rentals. Paige responded that Howard County does not allow rentals for fewer than 31 days

CHAIR'S REPORT

Barb asked Bev to send a note of thanks to the County and State for coming together to figure out the issues at the one lane bridge on old Columbia Road.

MANAGER'S REPORT

See attached.

ADJOURNMENT

At 8:25p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator