

KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, SEPTEMBER 2, 2026
THIS WAS A HYBRID MEETING

APPROVED:

The regular board meeting was called to order at 7:31pm by Barbara Seely, Board Chair. Board members Madeleine Borowski, Fred Niziol, Paul Rader, Heidi Schweingruber, and Carol Huegel 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, Kings Contrivance Columbia Council Representative Ted Bauer, HCPD Corporal Andrew Saffron, and resident Richard Love. Residents Brian Jayne and Pearl Seidman attended via Zoom.

APPROVAL OF AGENDA AND BOARD MINUTES

Fred made a motion, seconded by Madeleine, to approve the agenda for September 2, 2026. The motion passed unanimously.

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

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 for the Huntington play areas (KC 8, & 11) is being delivered soon
- Supreme Sports Club is having their parking lot repaved
- Lakefront Live has two events left: September 5 and 12
- CA is hosting a Young Adult Listening Lab on Monday, September 14, 2026, at 5:30 PM at Celia's Cuban Cuisine
- Stormwater management project behind Amherst House to Sweet Hours Way will start in January
- Lake Elkhorn's East Inlet Boardwalk will be under construction for 2-3 months. The pathway will be closed during construction; there will be a detour to get around the lake.
- Jason noted that after the last large storm, CA had over 100 work orders. He said CA employees did a great job cleaning up Open Space.

KC CARES UPDATE

Kate spoke about four KC CARES events

- "I Naturalist" Training (an app to identify plants, animals, and fungi while adding to a living atlas of life on Earth)
- Native plant giveaway at Amherst House on September 26 during the Flea Market
- Native shrub giveaway on October 10
- Showing the "Extraordinary Caterpillar" and hosting a seed giveaway at Amherst House in January

HOWARD COUNTY POLICE DEPARTMENT: COMMUNITY UPDATE

HCPD Cpl. Andrew Saffran gave an update about crime in the village. He has a good working relationship with the security guard at Harris Teeter, as well as the security patrol hired by Kimco, Mid-Atlantic Security, and the Kimco Property Manager Ridgley Knauff.

Cpl. Saffran reported that it is now legal to ban individuals from the Village Center for up to 12 months. Carol asked about traffic on the one lane bridge on Old Columbia Road. She also asked about the rules for e-bikes and e-scooters. Cpl. Saffran will investigate the one lane bridge traffic; he noted that officers are not allowed to pursue individuals on dirt bikes, e bikes, etc.

Ted asked about litter on the roads. Cpl. Saffran said it is a traffic charge. If you see it happen and get the vehicle's license plate number, the violation can be reported to HCPD at

HCPDTraffic@howardcountymd.gov.

Paul asked about shoplifting and car theft. HCPD recently arrested about 6 teens responsible for 60 car thefts.

A few board members expressed concern about parking in the bike lane on Vollmerhausen Road at the entrance to Wincopin Trail. Cpl. Saffran reported that HCPD has been writing tickets and trying to educate residents.

Resident Richard Love asked for an update on what is being done in front of Harris Teeter where cars regularly park at the curb and on the sidewalk, creating a dangerous situation for pedestrians. Cpl. Saffran found that the area is a designated fire zone. He will speak to the fire department about having the curbs painted red.

APPROVAL OF REVISED FY26 FINANCIAL REPORTS

Bev explained the necessary adjustments to the financial reports. After review, *Fred made a motion, seconded by Madeleine, to approve the revised End of Year Financial Reports for FY26. The motion passed unanimously.*

APPROVAL OF REVISED ANNUAL REVIEW OF FINANCIAL STATEMENTS FOR FY26

Bev explained the necessary adjustments to the Annual Financial Review for FY26. *Fred made a motion, seconded by Madeleine, to approve the revised Annual Review of Financial Statements for FY26. The motion passed unanimously.*

BOARD COMMITTEES: POLICY AND PROCEDURES REPORT AND COMMUNITY ENGAGEMENT REPORT

Bev sent the revised Policy and Procedures manual to the Board. After reviewing at home, the Board will vote on it at the next Board meeting.

The Community Engagement Committee met and formed a mission statement. The committee would like to highlight Board efforts in the Crown Prints. At the next Board meeting, committee members will discuss other engagement ideas with the rest of the Board.

HOWARD COUNTY COMMISSION ON COMMON OWNERSHIP COMMUNITIES

Paul presented information about the lack of consumer protection in Howard County common ownership communities. Surrounding counties have a commission to address concerns between homeowners and HOA/management companies. In the future. Paul would like the Board to support a county task force that will look into creating such a commission. Paige Goldscher shared that there will be no new legislation until 2027.

BOARD MEMBER SPEAK OUT

Fred suggested we provide educational seminars for HOA Boards.

Carol asked how the Board will communicate to residents that we have new committees. Once a meeting schedule and mission statement are ready, we can advertise on social media and in the Crown Prints.

CHAIR'S REPORT

There was no Chair's report.

MANAGER'S REPORT

See attached.

ADJOURNMENT

At 9:37p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator