KINGS CONTRIVANCE BOARD MEETING MINUTES
REGULAR BOARD MEETING
WEDNESDAY, SEPTEMBER 16, 2026
THIS WAS A HYBRID MEETING

APPROVED: October 7, 2026

The regular board meeting was called to order at 7:30pm by Barbara Seely, Board Chair. Board members Fred Niziol, Paul Rader (Zoom), Heidi Schweingruber, and Carol Huegel were present; Madeleine Borowski was absent. Also present were Village Manager Beverley Meyers and Operations Coordinator Erika Cheney, Kings Contrivance Columbia Council Representative Ted Bauer, and eight residents (one on Zoom).

APPROVAL OF AGENDA AND BOARD MINUTES

Fred made a motion, seconded by Heidi, to approve the agenda for September 16, 2026. The motion passed unanimously.
Fred made a motion, seconded by Carol, to approve the minutes from the board meeting held on September 2, 2026 with the addition of Zoom attendees and Paige's input under "Howard County Commission of Common Ownership Communities". The motion passed unanimously.

RESIDENT SPEAK OUT

Several residents spoke out against the current plans for an age-restricted Cottage Cluster at 9310 Vollmerhausen Road. Several objections were mentioned including:

- Environmental impact due to tree removal
- Lack of nearby services and amenities; the planned development is not walkable. This may lead to increased traffic of delivery vehicles
- Not enough parking is provided
- Safety issue: Adding more vehicles to Vollmerhausen Road which is already overburdened with visitors to Wincopin Trail
- Safety issue: Many students walk along that stretch of Vollmerhausen Road to get to school

The Board suggested that residents send emails to the county expressing their concerns, noting that voicemails may be lost when the new administration is in place. The residents asked the Board to send a letter in opposition to the Cottage Cluster development to the County Executive and the County Council. Heidi shared that when meeting with Councilperson Rigby, she learned that the plan will be drastically different from what was originally presented to the community. Amherst House will advertise any upcoming meetings as they are informed. Bev will contact the county and invite them to have future meetings on the development at Amherst House.

BOARD COMMITTEES: POLICY AND PROCEDURES REPORT AND COMMUNITY ENGAGEMENT REPORT

After reviewing the Policy and Procedures manual, the Board would like the following changes:

- Move the Investment Policy to the Financial Section
- Move Board Correspondence Policy to the Board Meeting section
- Add a Table of Contents
- Update 1099 minimum to $2000
- Update the section on Board Meetings (Fred will update)

- Reformat the document

The Community Engagement Committee presented many ideas for educating residents about the Board and the "Structure" of Columbia. Additionally, they would like to focus on increasing communication between the Board and residents. As a starting point, the committee would like to:

- Update the Crown Prints newsletter – revise format, include additional content
- Update the New Resident Open House to include a "Columbia 101" presentation; hold the Open Houses in the evening and on Saturdays.

BOARD MEMBER SPEAK OUT

Fred expressed his disappointment and anger at seeing cyclists attending the Howard County public meeting at Amherst House, about the pedestrian/bike bridge, locking their bikes to trees, potentially causing damage, and to the light poles, blocking people from entering the building easily.

CHAIR'S REPORT

There was no Chair's report.

MANAGER'S REPORT

See attached.

ADJOURNMENT

At 9:10p.m., a motion was made and seconded to adjourn the meeting. The motion passed unanimously.

Respectfully submitted,

Erika Cheney
Operations Coordinator