

OWEN BROWN COMMUNITY ASSOCIATION
June 16, 2009
BOARD MEETING MINUTES

The Board of Directors of the Owen Brown Community Association, Inc. conducted its regular meeting of the Board on Tuesday, June 16, 2009 at the Owen Brown Community Center. Board Chair, Andy Stack; Board Members, Gracie Bradford, Ed Cosentino, Summer Romack; CA representative, Pearl Atkinson Stewart, OBCA manager, Nancy L. Thomas; and Recording Secretary, Rachel Eisenhauer, were in attendance.

Mr. Stack called the meeting to order at 7:03 pm.

1. *Adopt agenda* - Agenda approved by consensus (5/0/0)

2. *Approval of minutes* –

a. November 18,, 2008 minutes were reviewed. **Andy requested a change to Items #9 and 14. Gracie Bradford made a motion to approve the minutes with the amended language. Summer Romack 2nd the motion. The November 18, 2008 minutes as amended were approved 5/0/0.**

b. **May 5, 2009 minutes were reviewed. Andy requested several changes. Gracie made a motion to approve the minutes with the amended language. Summer 2nd motion. The May 5, 2009 minutes as amended were approved 5/0/0.**

c. **June 2, 2009 minutes were reviewed. Summer had several changes. Gracie made a motion to approve the minutes with the amended language. Summer 2nd motion. The June 2, 2009 minutes as amended were approved 5/0/0**

3. *Resident speak-out* – None

4. *Consent agenda* – None

5. *Covenant decisions* –

a. 9010 Constant Course – Gracie Bradford asked if there were any other violations on this property. Nancy responded that there were no other violations. Gracie Bradford moved that a 15 day notice be sent to the owner of 9010 Constant Course and that, if there is no response, the property be referred to the ARC requesting to join CA and file suit, request a notation be placed on the assessment file and denial of the use of CA facilities. The motion was seconded by Summer Romack. Approved 5/0/0

b. 9251 Perfect Hour – Gracie Bradford asked if there were any other violations on the property. Nancy Thomas responded that there were no other violations. Gracie Bradford moved that a 15 day notice be sent to the owner of 9251 Perfect Hour and that, if there is no response, the property be referred to the ARC requesting to join CA and file suit, request a notation be placed on the assessment file and denial to the use of CA facilities. The motion was seconded by Summer Romack. Approved 5/0/0.

c. 7284 Calm Sunset - Gracie Bradford moved that a 15 day notice be sent to the owner of 7284 Calm Sunset and that, if there is no response, the property be referred to the ARC requesting to join CA and file suit, request a notation be place on the assessment file and denial of the use of CA facilities. The motion was seconded by Summer Romack. Approved 5/0/0/.

d. 7286 Calm Sunset – Gracie Bradford moved that a 15 day notice be sent to the owner of 7286 Calm Sunset and that, if there is no response, the property be referred to the ARC requesting to join CA and file suit, request a notation be placed on the assessment file and denial of the use of CA facilities. The motion was seconded by Summer Romack. Approved 5/0/0.

6. *Financial decisions* – none

7. *CA/County decisions* – none

8. *Other decisions* – none

9. *Reports* –

A. Covenants- Reviewed Gordon's reports. Board mentioned that 6810 Cradlerock Way needs mowing. Nancy will tell Gordon.

b. *CA Representative* - Pearl attended the Performance Oversight Committee and VOC meeting on June 15th. Phil Kirsch, Chair of the Columbia Association Board of Directors, presented CA's testimony regarding ZRA-102/CB-29 (see CA web site for a copy of the testimony.) CA's Planning and Strategy Committee discussed CA staff. There was a presentation from Steve Sattler on the new CSS system. Summer asked who would be involved with testing the new system. The July testing will be restricted to the development team and several CA Directors. Gracie said the system needs additional stress testing to see what happens if components of the system fail. Ed said the system has been in the works since

1996. On July 1st, there will be a preview of Phase 2 of the CSS system. CSS can keep three (3) years of data online; after that the data is archived off. Full testing of the software will occur in November 2009 and CSS is to be up and running by May 1, 2010. The committee also discussed the emergency need for new gutters for the Supreme Sports Club. This request is out of the normal budget cycle.

c. *Manager* – Nancy Thomas, OBCA manager presented her report. Attached..

- i. Cub Scout Troop 613 Sponsorship Agreement signed.
- ii. 2 participants in Earn a Membership program
- iii. Meet with ECP next week to sign lease for 2009-2010.
- iv. Recycling Vendor for CA facilities \$48 per month for 2 bins; will ask ECP to pay for one bin.
- v. BGE will spray in the fall and let nature take its course. Nancy will invite Rick Johnston from BGE to speak at July 21st meeting.
- vi. Community Athletic Program - Ho. Col Police have a new traveling recreation center which will be in OB every Monday at the East Columbia Library.
- vii. Received a packet from Tower Federal .WL and RH have signed up. Nancy will invite to August meeting.
- viii. Meeting with 2 other cleaning services for quotes
- ix. Nancy will attend a class on June 23rd – How to Communicate with Tact and Professionalism
- x. Managers meeting on June 24th with GGP and Nancy Tucker
- xi. Manager PE – due August 13th
- xii. Check out dates to remember on manager's report.

d. *Committees* –

- i. Communication Committee – Summer informed the Board that the website has been updated. There is a graffiti form on the website. Al Romack will work with us on a graffiti tracking Google map. Add Al to email list to receive graffiti submissions. Steve Sattler is allowing OB to use the Columbia's People Tree list server. Nancy will contact Steve and coordinate. Calendar cannot be reformatted for our website.
- ii. Street Captain – John Boyle is organizing and will be present at the National Night Out event to further advertise the program and possibly recruit more volunteers. Nancy will get an update on where John is, what are they doing, who are they. Need a quarterly report on status.

10. *Discussions*

Action Item Review-

- a. Summer will write a thank you letter to CA for all the pool improvements including the life vests.
- b. Nancy found out that the Bee Hives zoning issue arose over a neighbor keeping beehives on their property.
- c. Village Center Master Plan. Andy attended ZRA 102 meeting on 6/15/09. Housing unit allocation chart took over an hour. Then ZRA 102 – Kimco spoke and said that they have started going around talking with each of the Village Boards. The plan is to meet with each Village Board before the end of summer. The biggest focus is on the right to submit a petition instead of going through GGP. Kimco wants some flexibility with its land. Planning Board the need to establish village center boundaries is key. There is a concern for how covenants relate to zoning. Pearl said that CA BOD thinks the master plan must be approved to be valid and must work with the count. Summer noted that Owen Brown had a very good meeting with the Kings Contrivance Village Board concerning ZRA-102. Summer discussed the need for an Owen Brown Village Center master plan. See Andy's email attached. Board agreed to form a committee with Andy as chair and will advertise for members to serve on the committee to investigate a master plan for Owen Brown Village Center. Donna invited to discuss. July 18th

11. *Board Speak Out* –

- a. Summer said retreat went well. TY to KCCA CB 29 info session.
- b. Gracie may not be at the July Board meeting b/c of school.
- c. Pearl mentioned that CA has received 2 million from the federal government for dredging the lake.

12. *Chair Report* – Andy reminded everyone of the Festival of the Arts kickoff. Neil Dorsey likes our new site.

Adjournment at 8:35 pm by consensus (5/0/0)

Respectfully Submitted,

Rachel Eisenhauer, Recording Secretary

ACTION ITEMS

Summer: will write a thank you letter to CA in reference to the pool life vests and the pool improvements.

Nancy: 1. Invite Rick Johnston from BGE to speak at the July 21, 2009 Board meeting.

2. Follow up with John Boyle and find out more information about the Street Captain program.

3. Invite Tower Federal Credit Union representative to August meeting.

4. Contact Steve Sattler regarding People Tree list server.

Owen Brown Village Board Meeting
June 16, 2009
AGENDA

1. Adopt agenda – 7:00 pm

2. Approval of minutes – 5 minutes

a. November 18, 2008

b. May 5, 2009

c. June 2, 2009

3. Resident speak-out – 10 minutes

4. Consent agenda – 0 minutes

5. Covenant decisions – 5 minutes

6. Financial decisions – 0 minutes

7. CA/County decisions – 0 minutes

8. Other decisions – 0 minutes

9. Reports – 25 minutes

a. Covenant

b. CA Representative

c. Manager

d. Committees

i. Communication Committee – Website update

ii. Street Captains

10. Discussions – 25 minutes

a. Action Item Review

b. Village Center Master Plan

11. Board speak-out – 15 minutes

12. Chair report – 10 minutes

13. Adjournment

