

## **CA Report: 10/2020**

The CA Board continues to meet virtually. Archived meetings are available on the [CA website](#). You can sign on to listen in on meetings or to participate in Residents' Speakout.

### **New Staff**

We were introduced Timothy Pinel, CA's new Chief Marketing Officer, and to our new Communications/media Relations Manager, Dannika Rynes. The Board advised them on how important communications are for the community.

### **CEO Search**

We have hired an executive search firm, Baker Tilly, to help us find a new President/CEO and held a first group meeting to discuss desired qualifications. Individual calls with each board member have since been conducted for additional input.

### **FY 2021 Budget and Operations Plan**

Income from the annual charge is \$43.4 million; total Income is \$48.9 million, and total expenses are \$18.8 million thus far. There will be further information in December when the Audit Committee meets.

### **FY 2022 Budget**

The FY2022 budget will be approximately \$55 million. The board agreed to increase net assets by \$35,000. This is a minimal cushion that prevents CA from falling into the red, which would have a negative affect in our credit rating.

The Annual Charge will remain at 68¢ per hundred dollars, and the rate cap will not change.

The capital budget is expected to be \$8 million and only for safety and/or emergency repairs. It is expected that it may be several years before we return to pre-Covid capital expenditures.

Membership fees for non-residents will match market rates, while residents will receive customary discounted rates. We are looking into to what degree Sports & Fitness and facilities should be self-sustaining.

The board approved a staff recommendation to pay back \$1 million of the \$3 million that was borrowed from the general liability reserve fund due to the pandemic. Our line of credit agreement also requires that \$3 million be set aside and not be used for other purposes. In addition, the board is agreed to establish a reserve or rainy-day fund

### **E-scooter Policy**

The Board discussed the e-scooters contract and agreed to proceed with proposed restrictions regarding speed limits and territory covered.

### **Dorsey Overlook**

CA will testify against Dorsey Overlook at the coming hearing. The developer is asking for a variance to build a ten-foot tall retaining wall along Columbia Road in order overcome the property's topographical limitations. 82-unit density is too much for the site. Traffic and congestion are also a concern.

Meanwhile, there is still no resolution to the Hickory Ridge Village Center situation.

### **Symphony Woods**

CA's Symphony Woods pathway leading from LPP to the Chrysalis has been completed. When funding becomes available, directional signage will be added.

The County will be building a second pathway extending from the CA pathway into the area where Wine in the Woods is conducted.

Inner Arbor has hired consultants to develop a comprehensive concept plan to replace the misguided McCall plan. I'm on the stakeholders' committee overseeing the project and can report that progress is very encouraging.

### **Other Capital Projects**

Vantage Point tennis courts have been upgraded. Some tot lots have been updated. And others temporarily closed. The usable equipment on the closed tot lots will be moved to the renovated ones.

A kitchen remodel was done at Hawthorn Center and repairs made at The Other Barn. Landscaping continues around the lakes. Stream stabilization is underway near Wilde Lake. A bridge is being built near Lake Kittamaqundi.

### **CA Core Values**

We have been discussing CA's core values as we address the current pandemic and prepare for the future. At a board retreat this past Saturday, we reviewed results of a survey conducted this past summer. Many features of CA had positive responses The Haven on the Lake was the only facility with negative feedback.

Some issues discussed:

- Older villages vs. newer villages and older facilities vs newer facilities. How do we bring equity?
- The need for better communication.
- The need for a cohesive plan moving forward.
- Does CA's business model need to change? Memberships, Annual Charge and loans for the organization's fiscal needs are constantly being juggled.
- Do some pieces of CA need to be spun off?

- Diversity and equity, financially and leadership wise.
- Changing demographics.
- Outparcels. What should be their obligations to CA?
- County and the state government financial contributions.
- How do we move towards tomorrow and keep the goals of Columbia? What makes us unique over the next 50 years?

Money Magazine again gave Columbia high marks. This year, Columbia is named America's #5 small city.