

AGENDA – January 23, 2025 BOD Meeting

January 17, 2025

To: Columbia Association Board of Directors
CA Management

From: Bill Santos, Board Chair

The Columbia Association Board of Directors Meeting will be held on Thursday, January 23, 2025 beginning at 7:00 p.m.

AGENDA

1. Call to Order 5 min.
 - (a) Announce the procedures being used to conduct the meeting
 - (b) Roll Call to determine Directors in attendance
 - (c) Announce that both audio and video of the meeting are being broadcast. Anyone using the link to the meeting on CA's website will be able to see and hear the proceedings.
 - (d) Timekeeper – To Be Determined
2. Announcement of Closed/Special Meetings Held/To Be Held 1 min.
3. Approval of Agenda 1 min.
4. Columbia Update 10 min.
5. Resident Speakout will be available to individuals who submit the [Resident Speakout form](#) on CA's website by 5:00 p.m. on Wednesday, January 22, 2025. Please note that, due to time constraints, it may be necessary to limit the number of people at Verbal Resident Speakout. (20 min.)
6. Consent Agenda 1 min.
 - (a) Approval of Draft Minutes – December 12, 2024
 - (b) April Stakeholders Dinner Invitations
 - (c) Approval of OAAS and Audit Committee Charter Revisions
 - (d) Acceptance of 2024 IRS Form 990
7. Old Business 105 min.
 - (a) Vote: Strategic Plan (30 min.)
 - (b) Draft FY2026 Operating and Capital Budget Discussion (30 min.)
 - (c) Board Goals Update (30 min.)
 - (d) Board Policies Review (15 min.)
8. New Business 30 min.
 - (a) Overview of Capital Improvements Plan (10 min.)
 - (b) Discussion of Making Board E-mails Public (20 min.)
9. Questions Only 10 min.
 - (a) President's Report
 - (b) State and Local Legislation
 - (c) Inner Arbor Trust Report
10. Proposed New Topics 1 min.
11. Chair's Remarks 3 min.
12. Adjournment – Anticipated Ending Time: Approximately 10:15 p.m.

- Columbia Update
 - Adopt-A-Family
 - Holiday gift drive for Community Action Council - delivered gifts to families around Columbia
 - Festive Fridays
 - Snow Events
 - Preparation and snow removal by CA Open Space and teams
- Resident Speak out
 - Community Foundation distributing grants on behalf of Columbia Association
 - Participation in community planning
 - CA giving/receiving funding/grants to other non-profit organizations
 - Wilde Lake residents' backyards eroding near golf course
 - CA/Village relationship, funding going forward - villages seeing reductions in funding over the last several years
- Consent Agenda
 - Approved with no discussion
- Strategic Plan
 - Discussion Topics
 - Missing metrics and goals for 5 years from now
 - Having a framework allows each Board to interpret and set goals, therefore determine metrics
 - Language and Jargon
 - Feels like the language is "stale" or "anachronistic" - dated language
 - Generic terms and generalizations that are open to lots of interpretation
 - Proposal to call it the "Strategic Framework" instead of "Strategic Plan"
 - Motion to table the strategic plan and have a work session to determine goals for 5 years from now
 - Motion fails
 - Motion to rename as "Strategic Framework"
 - Withdrawn as there are references to a "Strategic Plan" in several other documents
 - Motion to include Wildlife Management in the Environmental section of the plan
 - Meant to address deer management but leave room for other invasive species
 - Motion passes
 - Vote to approve the Strategic Plan
 - Motion passes
- FY2026 Draft Operating and Capital Budget Discussion
 - There have been meetings and surveys for community participation
 - On track to approve the budget at the end of February
 - Discussion Topics
 - Reducing costs to be equivalent to what it was when Columbia started
 - Flawed comparisons that did not take into account several factors
- Board Goals Update
 - Purchasing Headquarters Building
 - Next step is to have a closed meeting to discuss
- Board Policies Review
 - John Kuchno has been reviewing 160 - 180 policies
 - Been created/kept since the beginning of Columbia
 - Sorted into buckets
 - Board policy (44)
 - Obsolete
 - Resolutions (not Board Policy) - more Operational
 - Board Operating Procedures - conduct of meetings (33)
 - Want to archive and consolidate; then have a sunset provision to let obsolete policies lapse
 - Create a "Policy on Policies" that include expirations

- Form 990 Acceptance
 - Discussion Topics
 - Officer and key employee compensation - motion to recommit fails
 - Motion passes to accept the 990 as prepared
- Stonehouse Renovation
 - Motion to move money to pay for the kiln
 - There is already money in the budget for the kiln - not a separate line item
 - Once the upgrade to Stonehouse is completed, the kiln will be the next thing
 - Vote to accept passed unanimously
- Overview of Capital Improvements Plan
 - Jeremy Scharfenburg reviewed the Capital Improvement Plan budget
 - Tracking all assets to determine priorities and what needs to be replaced on a cycle - roofs, parking lots, machinery, etc.
- Discussion of Making Board E-mails Public
 - CA has a policy regarding emails - states that Board discussions should not happen in emails
 - Board members would like to have a way to collaborate online
- Approval of Audit Committee Charter Revisions
 - Motion made to accept - passed