



**Owen Brown Village Board Meeting
December 4, 2018 7:00 p.m.
Owen Brown Community Association
6800 Cradlerock Way, Columbia, MD 21045**

Approved: 1/15/19

The Board of Directors of the Owen Brown Community Association, Inc. conducted its regular meeting of the Board on Tuesday, December 4, 2018 at 7:00 p.m. at the Owen Brown Community Center, 6800 Cradlerock Way, Columbia, MD 21045.

Present: Board Chair, Wayne Eldridge, Bob Braine, Michael Golibersuch, Douglas Fox, CA Representative, Andy Stack. and OBCA Manager, Craig Barton.

Not Present: Vice-Chair, Pearl Atkinson-Stewart.

1. Call to Order

Wayne called the meeting to order at 7:05 PM.

2. Approval of agenda

Mike motioned to amend the agenda by moving up the Board's discussion of the Lake Elkhorn dredging to immediately after the Resident Speak Out time. Bob seconded. All in favor.

3. Approval of minutes

Approval of the November 6, 2018 Minutes – Motion by Mike. Bob seconded. All in favor.

4. Resident Speak Out

Rick Levitan, owner of the Shell station lot, came to update the Board on what has transpired at the Shell and why. Mr. Levitan stated that due to required upgrades to the underground tanks and the gas pumps at the site which he could not afford, he entered into a ground lease with Southern Maryland Oil, who now manage the gas and convenience store on the lot. Mr. Levitan still owns the Autostream Car Care business located on the lot. He is not sure when, or if, the new management will be re-opening the Subway restaurant inside the convenience store.

Several residents were in attendance seeking more information about the newly proposed CA plan to dredge the forebay area of Lake Elkhorn. Andy Stack and John McCoy, from CA, attempted to answer their questions by first sharing exactly what the plan is and what alternative ideas were considered. Andy stated that the proposed plan is as follows:

For Lake Elkhorn, the areas to be dredged are the northwest forebay area and the area around the bridge at the inlet to the lake (near the forebay). These areas lie within wetlands and we will have to cross the wetlands to dredge the sediment. There are only two feasible ways into the forebay area: from Farbell Row or via the Elkhorn Branch Trail from Dasher

Court. After carefully reviewing both access points and consulting with State and Federal officials, CA chose the route from Dasher Court for the dump trucks. The access from Farbell Row is very steep and may be difficult for the loaded dump trucks to navigate. Since the sediment is in the northwest part of the forebay (which borders the Elkhorn Branch Pathway) any use of Farbell Row to handle sediment removal would require CA to develop a way to get the sediment across the forebay. In addition, using Farbell Row for the dump trucks would impact residents directly fronting onto Farbell Row and Downdale Place. The trail from Dasher Court avoids driving directly in front of houses.

After consulting with the State Department of the Environment, the U.S. Army Corp of Engineers, and BG&E, the decision was made to use temporary protective mats to cross the wetlands to the dredging areas. The regulatory agencies believe that the temporary crossing will have only minor, temporary impacts and that the wetland habitat would fully restore itself in a short time. No road will be built across wetlands. This will minimize impact on the wetlands.

CA is aware that the Elkhorn Branch Pathway is heavily used and CA will provide a safe, marked detour route for pedestrians and cyclists around the sediment removal zone.

4b. Board Discussion

CA Plan for Dredging of Lake Elkhorn – After discussing the matter further, Andy agreed to provide the Board with regular updates as to the progression of the project and any investigations to some of the alternative ideas suggested. He agreed to work with staff to provide a FAQ section on the association's website, where residents can go to seek more information about the project.

5. Financials

Approve FY19 2nd Quarter Financial Statement – Motion by Douglas to approve. Seconded by Mike. All in favor.

6. Covenant Infractions

Motion by Mike to send a 15-day notice to the following addresses: 7109 Talisman, 6931 Bugledrum, 6593 Sweet Fern, and 6561 Pennacook. Seconded by Douglas. All members in favor.

7. Discussions

One Month's Rent Donation Request – Motion by Douglas to donate \$1,000. Seconded by Bob. Vote was 2-0-2(Mike and Wayne abstained). Motion passed.

Letter to MAA re BWI Expansion – Motion by Mike to approve and send as Drafted by Bob. Seconded by Douglas. All in favor.

Motion by Mike to send letter to the FAA opposing the NextGen system. Bob seconded. All in favor.

8. Reports

Village Manager (*Craig Barton*)

- Received Thank You from Cradlerock Elementary for the pizza donation.
- HOA officers' meeting happening tomorrow night at 7 pm.
- Shared the latest volleyball court ideas with CA Aquatics.
- Our upcoming events for December are: Snacks with Santa, Holiday Dinner/Concert & Open Space Luncheon.
- Facility assistant Charlie Yu is resigning in January. Looking for a replacement.
- Center will be closed Dec. 24-Jan. 1
- The next board meeting will be January 15.

CA Rep (*Andy Stack*)

- The Athletic Club has re-opened and the remodel looks great.
- Chao Wu, from River Hill, as resigned from the CA Board and will be replaced by Renee DuBois.
- Stream erosion and East Guilford Park covenants will be two topics for the next CA Board meeting.
- Another CA pond is being turned over to the County
- In Nov. the CA Board held a dinner for both the old and new elected officials in the county.
- Dec. 20 holding a dinner with the village managers and board chairs.
- In Jan. will receive a report from the Millennial Task Force.

9. Board Comments

Michael – Asked Andy about the sending him the open space map, which Andy agreed to put in the Google docs folder. He has also seen an increase in police patrols around Lake Elkhorn. Would like to have a board discussion about the budget and donations next month. And would like to revisit the CA dredging plan.

Bob – Received a new type of performance evaluation form from Andy and wanted to know the process for reviewing and approval. Will forward to the rest of the board.

Wayne – Attended the County Installation for the new elected officials. Would recommend for others to attend in the future.

10. Previous Action items were reviewed.

11. Review of action items for next meeting

Staff

1. Share new idea of a spray/fountain pad to replace volleyball court.

Board

1. Bob to draft letter to FAA re NextGen flight system.
2. Bob to forward performance evaluation form to board.

12. Adjournment into Closed meeting

Motion by Bob; Seconded by Douglas. All in favor. Adjourned at 9:10 PM.

Respectfully submitted,
Craig Barton
Village Manager/Board Secretary