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Oakland Mills Community Association

Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

Board Members: Bill McCormack, Jr., Co-Chair~ Ginny Thomas, Co-Chair ~ Jervis Dorton, AC Chair ~ Jonathan Edelson ~ Paul Verchinski
Tawania Williams ~ Kay Wisniewski
Reginald Avery, Columbia Council Representative

February 24, 2015

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:01 pm.

Present: Bill McCormack, Jr., Board Co-Chair; Ginny Thomas, Board Co-Chair; Jervis Dorton, AC Chair; Paul Verchinski; Tawania Williams; Jonathan Edelson; Kay Wisniewski; Reginald Avery, CA Board
Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator

Also Present: Randy Clay, HC Department of Planning and Zoning; JoAnn Trach, Mahan Rykiel; Brian Townsend, Lead Consultant, Professional Engineer, Mahan Rykiel; See Resident List

Opening of Meeting

- **Ms. Wisniewski** motioned that the agenda for February 24, 2015 (ATTACHMENT “A”) be approved. **Ms. Thomas** seconded and the motion passed (5-0-0).
- **Ms. Thomas** motioned to accept the February 10, 2015 OMCA Board meeting minutes (ATTACHMENT “B”). **Mr. Verchinski** seconded and the motion passed (5-0-0).

Ms. Williams arrived at 7:07pm.

Resident Remarks

- Resident Julia McCready was present to thank **Ms. Cederbaum** for her service and share her personal appreciation for all that **Ms. Cederbaum** has done and continues to do for Oakland Mills.
- Resident Bill Woodcock was present to find out more about the Streetscape project as it was an initiative that began in the 2000’s when he was a member of the OMCA Board. He also thanked **Ms. Cederbaum** for her continued service to Oakland Mills and thanked **Mr. Avery** for his continued work on Symphony Woods/Inner Arbor.
- Resident Barbara Heazel asked the OMCA Board to not forget about the people and the community that make up Oakland Mills. She stated she moved to Oakland Mills years ago because of the “soul” of the village.
- Resident Karen Gray was present to hear about the Streetscape project as she has known two individuals who have been in accidents in the past two months at Stevens Forest Road and Camelback Road. She also stated how grateful she was for the extensive email list **Ms. Cederbaum** started and has continued to grow.

- Resident Daniel Kirk-Davidoff dittoed what each resident has stated about **Ms. Cederbaum**.

Stevens Forest-Whitacre Streetscape Project Update

- Randy Clay brought greetings from the new County Executive's office. Mr. Clay presented large scale drawings of the changes made to the Streetscape project based on recommendations made at his last visit to Oakland Mills in November 2014. There is a proposal to make vertical curbs but not make changes to the curbs location. He shared where there will be bump outs to define entrances to apartment parking lots. There will be better use of pavement and bike lanes will be added. A roundabout is not being considered at Stevens Forest/Whiteacre due to sight distance.
- Brian Townsend stated that the group is looking at other ways aside from roundabouts at Stevens Forest/Whiteacre. The group also looked at the Stevens Forest Road/ Camelback Way/Santiago intersection. They are looking to see if they can make the current right of way into a possible roundabout in hopes of slowing traffic down as well as making the traffic go in one direction.

Mr. Dorton arrived at 7:26pm.

- **Mr. Verchinski** asked what types of scenarios are being looked at for Stevens Forest Road and Whitacre. Mr. Townsend responded that the group just finished looking at the roundabout study and has not looked into other specifics. **Mr. Verchinski** asked what the timeline was. Mr. Clay responded that the alignment for the path will determine how the treatment comes together. Resident Karen Gray asked if HC DPZ was working with Howard Hughes. Mr. Clay responded that yes, HC is always in dialogue with Howard Hughes.
- Joann Trach gave a description of what Whitacre will look like as far as trees, plantings, etc. **Mr. Verchinski** asked to get rid of the sweet gums and recommended putting in a flowering tree. She stated that Howard County Landscape Management determines what is planted. **Ms. Thomas** asked what the timeline was. Mr. Clay stated that Phase I and Phase 2 are already included in county funding and hoped that the construction phase could begin in Spring, 2015. Thursday, Feb. 28 there will be an opportunity to present testimony or testimony can be given online. Tuesday, March 10th there will be a second budget hearing. Mr. Clay stated he will send link regarding funding for project.

Discussion on what topics to discuss at meeting with County Council members

- OMCA Board received a letter from 4 County Council representatives who represent Columbia who would like to meet with the villages regarding: 1) future of New Town Zoning; 2) results of the Columbia Market Study; 3) reinstating Revitalization Committee; and how Howard County can best help the villages meet their goals. The board said they would like to ask the Council Chair and Councilman Ball to invite Councilman Fox to the meeting so that all 5 Council Members could be here for the discussion.
- **Ms. Wisniewski** suggested these questions should be publicized to the community for their input. She requested it be put on Facebook and the website.

Board Co-Chair Remarks

- **Ms. Thomas** stated that she and **Mr. McCormack** met with Diane Wilson from the County Executive's office and six heads of County organizations. **Ms. Thomas and Mr. McCormack** gave an overview of what the OMCA Board is trying to accomplish regarding redevelopment of Oakland Mills. **Ms. Thomas** asked if the County would partner with Oakland Mills. Ms. Wilson asked the Howard County department heads to begin brainstorming as to how to go forward to help OM. She stated she would get

back to the OM VB within 3-4 weeks.

- **Mr. Dorton** was concerned that this meeting was held before the County had the VCCP. **Ms. Thomas** stated that illustrations needed to be added to the plan before it is complete. **Mr. Verchinski** suggested sending the VCCP to the County with a note stating that illustrations are to be added.
- **Mr. Avery** stated that if another meeting is held with the County to please notify all Board members in advance case they would like to attend and so that they could give input

New Business

Board Letter to County Executive and Councilman Ball requesting release of Bridge Feasibility Study and funds for bridge engineering and design in County budget (ATTACHMENT "C")

- **Ms. Thomas** asked if a letter should be sent. Resident Karen Gray, Bridge Columbia, responded that the OMCA Board should send a letter if they would like but please don't ask for the feasibility study to be rushed. **Ms. Thomas** stated she wanted to make sure to say something to ensure that the Bridge project be a budget priority.
- **Ms. Cederbaum** will follow up with a call to Councilman Ball's office and draft a letter to send.

Andy Byun, Special Assistant with the County Executive's office was present to introduce himself. He will be working with Phil Nichols and will be splitting duties according to Department.

Discussion of CA Abandoned Policy Draft (ATTACHMENT "D")

- **Mr. Avery** stated that the CA Board SIC committee is supposed to vote on the proposed policy at the February 26, 2015 meeting. He suggested that the Village boards should let him know of any changes that need to be made to the proposed policy.
- **Mr. Verchinski** expressed concern that the Village Boards were not included in the process. **Mr. Avery** stated that now was the chance for the Village Boards to review the policy and him know of any changes. The SIC committee that **Mr. Avery** is a part of will vote on the policy first and if the policy is approved, the CA Board will then vote on it.
- **Mr. Verchinski** stated he is unclear of the timeline for the villages. He asked how long CA's decision process is. **Mr. Avery** stated he will ask about the specific timeline.
- **Mr. Dorton** suggested that the list of significant problems include faded, peeling paint. **Mr. Verchinski** asked that the title be changed to read "Examples, not limited to", **Mr. Edelson** and others asked the Village Board be notified of the decisions regarding CA authorizing or not authorizing work on such properties. **Ms. Cederbaum** will draft the proposed amendments in memo to **Mr. Avery** and he will bring them to the SIC and to the entire CA Board and **Mr. Matthews**.

Board annual election of Manager of the Association as per the Oakland Mills Community Association By-Laws

- **Mr. McCormack** stated the OMCA Board should have voted on the Village Manager back in May and will rectify tonight. **Ms. Thomas** apologized to **Ms. Cederbaum** for not voting sooner.
- **Ms. Thomas** motioned to elect Sandy Cederbaum as Village Manager of the OMCA until the end of the fiscal year, April 30, 2015. **Mr. Edelson** seconded. **Mr. Verchinski** requested the Village Manager's position description, personnel reviews, and goals for the year. **Mr. Avery** and **Ms. Cederbaum** both stated that the information was part of Ms. Cederbaum's personnel file.
- **Ms. Wisniewski** called the question and the motion was voted on and passed (6-0-1).

Ms. Wisniewski motioned to authorize a sub-committee to market Oakland Mills. **Ms. Thomas** seconded and the motion passed (7-0-0).

Mr. Dorton asked about the letter he and **Mr. Verchinski** have put together regarding the Oakland Ridge Business Park and Snowden River Service Stations and if it should be sent. **Mr. Edelson** asked if the draft letter had been sent to the entire Board to review. **Mr. McCormack** stated that it was voted on at the last Board meeting that **Mr. Verchinski** and **Mr. Dorton** would put together the letter to be sent regarding this issue. **Ms. Thomas** stated she is concerned with the language of the letter.

Mr. Verchinski motioned to support the fueling station task force recommendations with one exception regarding New Town Zoning district and a minimum of one mile apart be required for any new fueling station.

Mr. Dorton seconded and the motion passed (5-0-2).

Mr. McCormack asked **Ms. Cederbaum** to draft a letter.

Mr. Verchinski asked if the following items could be added to the Oakland Mills website: a lot maintenance complaint form and lot maintenance requirements, a pdf of the OMCA covenants along with the by-laws with sections regarding maintenance and examples of what some complaints are. **Ms. Cederbaum** stated she will look into.

Mr. Verchinski asked about getting the information as an HOA from the County regarding foreclosures in Oakland Mills and asked that **Ms. Cederbaum** send the required HOA documents to the County so that Oakland Mills could receive foreclosure information on properties in Oakland Mills.

Mr. Avery announced that the meeting at 7pm (2/25) at the Hilton Garden Hotel between the Inner Arbor Trust Board of Directors and the CA Board of Directors. Residents are invited to attend, but there will be no resident speak out.

Board Discussion of obtaining legal advice on Architectural Committee and Covenant issues

- **Ms. Thomas** moved to close the meeting to discuss personnel – legal guidance. **Mr. Verchinski** seconded.
- After discussion, **Ms. Thomas** withdrew her motion and **Mr. Verchinski** withdrew his second. **Mr. Avery** stated that the law states very specifically why a meeting should be closed.
- **Mr. Edelson** motioned to close the meeting to discuss whether the Board should seek legal guidance. **Ms. Thomas** seconded.
- **Mr. Edelson** read from HOA guidelines to determine if meeting should be closed.
- **Mr. Edelson** withdrew his motion.

- **Mr. McCormack** presented background information regarding the reasoning for obtaining outside legal counsel. The OMCA Board would like to know what are the Board's authority and responsibility. What specific information can the board have? The OMCA Board is looking to retain Pam Sorota, Esq. who worked for the Howard County Office of Law. She specializes in land use and covenant issues. **Mr. Verchinski, Mr. Edelson, Ms. Cederbaum and Mr. McCormack** met with **Ms. Sorota**. She stated she would provide legal guidance at a rate of \$275/hour and it would probably take 5-10 hours.
- **Mr. Avery** stated that the OMCA Board should outline exactly what they would like the attorney to do and asked if CA is capable of providing the same information as an outside attorney. **Ms. Thomas** responded that there is a need for an outside objective opinion.
- **Mr. Verchinski** motioned to authorize up to 10 hours with the attorney and to also authorize for an additional 5 hours if necessary. **Ms. Thomas** seconded.
- **Mr. Edelson** stated that before we approve the money we need to be more specific about what we want as a Board.
- **Mr. McCormack** stated that three Board members will collect questions and then decide how to

proceed. **Ms. Thomas** feels it is important to not wait any longer after March 10th. **Mr. Verchinski** withdrew the motion and **Ms. Thomas** withdrew her second of the motion.

- **Mr. Verchinski, Mr. Avery and Mr. Edelson** will work together to come up with a scope of work for the attorney. The questions already formulated will be sent to the entire Board to review. Please send any additional questions to **Mr. Verchinski, Mr. Edelson and Mr. Avery**.

The regular OMCA Board meeting was adjourned at 10:10 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items for Next Meeting (3/10/15)

Board Actions –

Ask Councilmember Ball and Sigaty to invite Councilman Fox to the April 28 OM BoD meeting along with the four other Councilmembers

Mr. Edelson, Mr. Avery, Mr. Verchinski: Draft questions for lawyer and share with board prior to March 10

Ms. Thomas, Mr. Verchinski, Mr. Dorton: Rewrite letter regarding Oakland Ridge and Snowden River

Staff Actions –

Ms. Cederbaum: Draft letter to County Executive and Councilman Ball in support of funds in the FY 2016 budget for Bridge Columbia and Stevens Forest/Whiteacre Streetscape budget.

Ms. Cederbaum: Draft letter to Councilmembers Sigaty and Ball in support of the Fueling Task Force Recommendations as per the board discussion

Ms. Cederbaum: Draft memo to Mr. Avery and CA SIC regarding board comments/amendments to the proposed CA Abandoned Property Policy

Ms. Cederbaum: Work with web designer to add a covenant complaint form, legal docs and information on complaint reporting to OM Website

Ms. Cederbaum: Find out what village documents need to be submitted to the County so that we can receive notice of foreclosures in our village.