



oakland mills
we value connections

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
Jonathan Edelson, Vice-Chair ~ Kay Wisniewski, AC Chair ~ Paul Verchinski
Marcia White ~ Bill Woodcock
Reginald Avery, Columbia Council Representative

June 9, 2015

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:03 pm.

Present: Bill McCormack, Jr., Board Co-Chair; Virginia Thomas, Board Co-Chair; Jonathan Edelson, Vice-Chair; Reginald Avery, CA Board; Marcia White; Sandy Cederbaum, Village Manager

Absent: Kay Wisniewski, AC Chair; Paul Verchinski; Brigitta Warren, Event & Administrative Coordinator

Also Present: Pam Kasemeyer; John Herdson, CA Director of Aquatics, Ken Zachmann, CA Manager, Outdoor Pools; Sarah Schurman, Assistant Manager and Coach, SF and TS Pools.

Opening of Meeting

- **Ms. Thomas** motioned that the agenda for June 9, 2015 (ATTACHMENT “A”) be approved. **Ms. White** seconded and the motion passed (5-0-0).
- **Ms. Thomas** motioned to accept the May 26, 2015 OMCA Board meeting minutes (ATTACHMENT “B”). **Mr. McCormack** seconded and the motion passed (5-0-0).

Resident Remarks

- Ms. Pam Kasemeyer was present on behalf of Rick Levitan to give an update on the Fueling Station Task Force. The County Council reviewed the task force recommendations now DPZ will issue a staff report. Ultimately the Planning Board will schedule a hearing. OMCA supported the Task Force recommendations with one comment about distance between stations in NT. There will be an opportunity to show support when the Planning Board schedules a ZRA on the Fueling Station Report. Brief discussion followed about the Snowden River (Royal Farms) property and proposed station and car wash. Planning Board is scheduled to discuss this on June 18 though that discussion may be delayed.
- **CA Aquatics: John Herdson, CA Director of Aquatics** thanked the board for the opportunity to meet with them. Updates included the repairs to the shell at the Thunder Hill Pool, furniture replacement at the Thunder Hill Pool, early season opening and late season closing for Stevens Forest Pool, new cover for Stevens Forest Pool. CA will hold member appreciation days at all pools. Talbott Springs event was held on June 7, member appreciation will be held at Stevens Forest on July 22 and

Thunder Hill on July 23, 2015.

Stevens Forest and Thunder Hill have steady attendance, even with the addition of the slide and bubbler, attendance at Talbott Springs remains near the lowest of all 23 outdoor pools. However, it was noted that Talbott Springs has had a positive feel and community spirit. Mr. Avery asked again if there were any Spanish speaking lifeguards assigned to the Talbott Springs Pool. Mr. Herdson said no but that is their goal. He mentioned the obstacles of the lifeguards having transportation to Talbotts and the shortage of lifeguards. OM Board members suggested that CA recruit OM students and train as lifeguards. Ms. White asked if CA hires foreign lifeguards is done all over the Country. CA does not.

Ms. Thomas asked if lifeguards have gotten feedback about language barrier issues. Assistant Manager Sarah S. said she is quite proficient in Spanish and is able to converse with pool attendees and that in general there has been no communication problem.

Mr. Zachmann also thanked the board and spoke very highly of the OM Aquatics Staff. He talked about the qualities he instills in the lifeguards and that the guards learn a value structure and CA guards leave with great values and are developing leaders.

New Business

●**Donation Policy:** The board discussed the following revision to the current donation policy: **All donations should be submitted by October 15 of each year. The Oakland Mills Board will consider all donation requests at one time.** Ms. Cederbaum will draft the policy with revisions and send to the board for review and adoption at the next board meeting.

●**Fueling Station Task Force:** The board reiterated its support of the Fueling Station Task Force Report. There is no action necessary at this time. Board also discussed the Snowden River (Royal Farm) service station and upcoming planning board hearing. The board took no action on this.

●**Streetscape 175 – Whiteacre:** Resident Sandra Braxton Riley wrote to Ms. Thomas to ask if in the board's letter to the County regarding streetscape and grass island was included between 175 to Oakland Mills Road. The letter did not include the island to extend that far. After discussion it was decided that Ms. Cederbaum will draft a letter to the County and ask if the grass island could be added in addition to bike lanes and on street parking.

Board Co-Chair Remarks, Virginia Thomas and Bill McCormack, Co-Chairs

(all covered under New Business)

Columbia Council Representative, Reginald Avery

Mr. Avery mentioned that CA has been getting a lot of calls regarding the noise emanating from Merriweather concerts. CA doesn't have authority over Merriweather. This past year MD HB 1514 was passed and increased sound limits. Mr. Avery suggested that those with concerns should contact their state representatives. Mr. Avery mentioned the CA Ethics issue with CA Board member Alan Klein. At this point the issues appear to be over.

Due to CA Board member scheduling conflicts there will be no board meeting on June 11. The board will hold a work session on June 18 and one topic will be Bridge Columbia.

Manager's Report, Sandy Cederbaum (ATTACHMENT "C")

Ms. Cederbaum distributed the Manager's Report and the draft of the FY15 4th Quarter and Year-End Financials. Board members should review the financials and if need be discuss with Ms. Cederbaum. Board will vote on financials as the next board meeting.

Committee Reports:

Housing, Bill McCormack, Chair

Mr. McCormack said the committee is planning on having local realtor John Toner give a presentation to the community on the housing market in Oakland Mills. Presentation is tentatively planned for Sept/Oct. 2015. Committee will work with Marketing Committee to focus on positives and address issues that are holding the community back. Housing committee also would like to create a housing section on the OM website which will give guidance to people to improve their property.

Ms. Thomas attended the last reinventing Long Reach meeting and shared a housing survey that attendees at the meeting received. Information can be obtained on the County's website.

Safety, Bill Woodcock, Chair

Mr. Woodcock had a good conversation with HCPD Officer Luke Buchanan who is the new Oakland Mills Community Policing officer. Officer Buchanan will attend the next board meeting on June 23, 2015.

Ms. Cederbaum invited Ms. Bernadette Allen, SFES Crossing Guard (Kilimanjaro/Stevens Forest Road) to attend the June 23rd board meeting so that the board can present her with a Certificate of Appreciation.

Resident John DiTomasso commented on a quick response to a recent non-emergency call. Mr. Edelson mentioned the positive interaction with Officer Buchanan and the community at the recent SFES Spring Fling.

Education Committee, Jonathan Edelson and John DiTomasso, Co-Chairs

Committee met on June 9 to "wrap up" committee events of the year and positive outcome from BOE Candidate Forum and State of Our Schools. Committee suggested that forum be held in BOE election year and that State of the Schools be a yearly event. Mr. Edelson is following up with HCPSS to get answers to question submitted at the forum. Committee reviewed and retained the its objectives.

Marketing, Jonathan Edelson, Chair

Organization meeting scheduled for June 23, 2015 from 6 – 7 p.m. Mr. Edelson would like to engage new residents to find out what attracted them to Oakland Mills.

Arts Advisor Committee, Marcia White, Chair

Ms. White has spent the last couple of weeks educating herself. She met with Ms. Bach and toured the village center finding out who owns each parcel of land. She has ideas and said she would like to tour with Ms. Thomas to know what ideas Ms. Thomas has about art in the center. Ms. White would like to see Robert Oliver Place enhanced and mentioned that we need to repaint the "logo" blocks on the sidewalk. Ms. White would also like to explore use of the empty space next to Food Lion to see if it could accommodate "ArtoMatic" which is free use of space for artists to exhibit. Mr. McCormack mentioned the Ellicott City window art in the late 50's/ early 60's and how great that was.

Board Bulletin Board

- Ms. Thomas mentioned the letter received from the County Executive's office regarding the County Executive's support of affordable housing in Downtown.
- Ms. Cederbaum is working with CA on scheduling a Solar Co-Op Presentation for August 12 and will ask all villages to be co-sponsors along with CA.
- Mr. Avery mentioned that he was nominated by the County Executive to be a member of the Adequate Public Facilities Task Force. The task force will begin with assessing Fire, Police and School needs. Mr. Avery has been elected to serve as President of the PTA Council of Howard County (PTACH) which represents 2600 PTA representatives.
- Mr. Edelson reminded everyone of the need for food donations for the June 20th food distribution which will be the last. He mentioned the research being done by Ms. Cederbaum to find a permanent location for an Oakland Mills Food Pantry.
- Mr. Woodcock noticed the start time of board meetings was incorrect on the OM Website. Mr. Woodcock participate in the Thunder Hill Elementary School 5K and thanked everyone for their well wishes on his daughter's High School graduation.

The regular OMCA Board meeting was adjourned at 9:10 pm.
Respectfully submitted: Sandy Cederbaum, Village Manager



**Oakland Mills Community Association
Village Board Meeting AGENDA**

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045
Board Members: Virginia Thomas, Co-Chair; Bill McCormack, Co-Chair,
Jonathan Edelson, Vice Chair; Kay Wisniewski, Architecture Chair
Paul Verchinski; Marcia White; Bill Woodcock
Reginald Avery, Columbia Council Representative

**June 9, 2015 - Revised
Oakland Mills Board of Directors Meeting
7:00 p.m.
The Other Barn**

***revised**

- 7:00 p.m. Opening of meeting**
Approve the agenda for tonight's meeting
Approve the minutes from the May 26, 2015 meeting
- 7:05 p.m. Resident Remarks**
- *7:10 p.m. CA Aquatics, Meet the Director, Meet the Lifeguards**
- 7:25 p.m. New Business**
Donation Policy – Deadline to submit requests and act on requests, Board Discussion
- 7:35 p.m. Board Co-Chair Remarks, Virginia Thomas and Bill McCormack**
- 7:45 p.m. Columbia Council Rep. Report, Reginald Avery**
- 7:55 p.m. Manager's Report, Sandy Cederbaum**
Draft of FY15 Year End Financials
- 8:05 p.m. Committee Reports**
Housing, Bill McCormack
Safety, Bill Woodcock
Education and Marketing, Jonathan Edelson
Arts Advisory, Marcia White
Neighborhood Enhancement, Paul Verchinski
- 8:30 p.m. Board Bulletin Board**
- 9:00 p.m. Adjourn**

Upcoming Events:

- June 14, Jazz in the Mills Presents Lavenia Nesmith, 5:00 p.m.
June 23, OMCA Board, 7:00 p.m.
June 25, OMCA Family Movie Night "Finding Nemo", 6:30 p.m.
July 14, OMCA Board meeting w/Councilman Ball, 5:00 p.m. at Luckys followed by 7:00 p.m. Board Meeting at Other Barn
July 28, OMCA Board, 7:00 p.m.

August 4, OMCA Pool Party and National Night Out

August 11, OMCA Board, 7:00 p.m.; August 25, OMCA Board, 7:00 p.m.

August 30, Jazz in the Mills Presents Kristine Key, 5:00 p.m.

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May 26, 2015

Announcement of Closed Meeting

The OMCA Board held a closed meeting on May 26, 2015. Members present were: Jonathan Edelson, Vice-Chair; Bill McCormack, Co-Chair; Virginia Thomas, Co-Chair; Paul Verchinski, Marcia White, Kay Wisniewski, Sandy Cederbaum, Village Manager, Pam Soroto, Esq. The vote to close the meeting was 5-0-0. The closed meeting was authorized pursuant to Maryland Homeowners Association Act, the Oakland Mills Community Association Board of Directors voted to meet in closed session or adjourn an open session to a closed session in order to : (3) Consultation with legal counsel. The meeting was closed from 6:30 p.m. until 7:45 p.m.

Regular OMCA BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:48 pm.

Present: Bill McCormack, Jr., Board Co-Chair; Virginia Thomas, Board Co-Chair;; Kay Wisniewski, AC Chair; Jonathan Edelson, Vice-Chair; Reginald Avery, CA Board; Paul Verchinski; Marcia White; Sandy Cederbaum, Village Manager; Brigitta Warren, Event & Administrative Coordinator

Absent: Bill Woodcock

Also Present: See Resident List

Opening of Meeting

- **Ms. Thomas** motioned that the agenda for May 26, 2015 (ATTACHMENT “A”) be approved. **Mr. Edelson** seconded and the motion passed (6-0-0).
- **Ms. Wisniewski** motioned to accept the May 12, 2015 OMCA Board meeting minutes (ATTACHMENT “B”). **Mr. Verchinski** seconded and the motion passed (6-0-0).

Resident Remarks

- Lee McKay was present to request a donation for his proposed Oakland Mills Girls Teen Softball (GTS) League that he and his fiancé are trying to put together. A request letter was distributed (ATTACHMENT “C”). **Mr. McCormack** added an explanation of the proposed program based on his prior telephone conversation with Mr. McKay.

New Business

- Reports were distributed from Committee Representatives
 - Public Space Committee – Gerry Witte (ATTACHMENT “D)
 - Senior Advisory Committee Liaison – Paul Verchinski (ATTACHMENT “E”)
 - Tennis Advisory Committee – Jim Alvey (ATTACHMENT “F”)
- Appointment of Oakland Mills Village Manager (Pursuant to OMCA By-Laws, Sec. 4.02)
Ms. Thomas motioned to appoint **Sandy Cederbaum** as Oakland Mills Village Manager. **Mr. Edelson** seconded and the motion passed (5-1-0). **Mr. Verchinski** voted against the motion.
- **Ms. Thomas** motioned to reappoint all current committee representatives, liaisons (Gerry Witte – Public Space; Paul Verchinski – Senior Advisory Liaison; Daniel Kirk-Davidoff – Watershed Advisory Committee; Jim Alvey – Tennis Advisory Committee. **Ms. Wisniewski** seconded and the motion passed (6-0-0).
- A discussion regarding the future of the Reinventing Oakland Mills Task Force took place. **Ms. Thomas** requested a thank you letter should be written to members who participated on the Task Force. A suggestion was made that **Ms. Wisniewski** serve as a point of contact for the committee, but, that the committee would no longer meet unless necessary. All **OMCA Board** members agreed.
- A discussion regarding the invitation to have dinner with Councilman Ball took place. **Ms. Thomas** expressed concern that the OMCA Board make sure to comply with the open meeting policy. It was decided that **Ms. Cederbaum** would include information in upcoming enews about the dinner meeting and since it is an open meeting residents could attend if they wanted to. **Ms. Cederbaum** will get a list of available dates from Ms. Pruiim.
- A discussion regarding the request to access funds from the Villages Contingency Fund to research online voting took place. **Ms. Cederbaum** gave background information regarding how idea of pursuing online voting came about. She also gave information about the use of the Villages Contingency Fund. **Mr. Edelson** asked if each village will be responsible for their own online voting system. **Ms. Cederbaum** stated no, it would be purchased as a group investment, but then broken down to be specific to the voting practices of each village. **Mr. Verchinski** asked if the legal review of elections that was being considered for all of the villages included looking into changing the term from 1 to 2 years. **Ms. Cederbaum** stated she would have to check on that further. **Ms. Thomas** asked if there would still be an election day of voting as well as a mail in ballot. **Ms. Cederbaum** stated yes, online voting would be in addition to. A discussion regarding whether or not the **OMCA Board** would be open to having a representative come and speak to them about how online voting works. **Mr. Thomas** suggested possibly using the contingency fund to look into New Town Zoning. **Mr. Verchinski** also suggested using the fund to hire consultants to look into New Town Zoning. **Mr. McCormack** asked how the **OMCA Board** wanted to proceed. **Mr. Verchinski** expressed concerns over the security of online voting. **Mr. Edelson** thinks looking in to online voting is a good thing. **Ms. White** asked what the time frame was. **Mr. McCormack** requested a motion, but no motion was put forth at this time.
- Daniel Kirk-Davidoff was present to give an update about the Watershed Advisory Committee (ATTACHMENT “G”). **Mr. Verchinski** asked about permeable driveways. **Mr. Kirk-Davidoff** stated he would continue to research. **Ms. Wisniewski** asked where the Columbia Association was in regards to rain gardens. **Mr. Kirk-Davidoff** stated he would look into that as well.

- **Mr. McCormack**, based on suggestions from residents, proposed a new committee be formed called the “Neighborhood Enhancement Advisory Committee.” This committee’s scope of work could include: identify ways to look into a systematic resolution to the foreclosed and abandoned property problems; advocate on behalf of Oakland Mills before the Planning Board; advise **OMCA Board** about the plan for the New Town district and any actions in regard to that; County ordinances regarding parking oversized vehicles on street parking and cul de sacs which impedes access by emergency vehicles; begin discussion with police department to look into finding another location for their police substation here. **Mr. McCormack** made a motion to create the Neighborhood Enhancement Advisory Committee with the scope of work including proposed examples and to have Paul Verchinski and Lynn Engelke as Co-Chairs. **Ms. Wisniewski** seconded. **Ms. Wisniewski** explained some of the parameters of this proposed committee. **Mr. Edelson** suggested setting up the committee similar to the way the Education and the Housing committee are set up and requested that the committee bring its’ objectives to the OMCA Board. **Ms. Thomas** stated that residents who were interested could volunteer to be on the committee. **Mr. Avery** stated that it was important to spell out parameters of the committee to be certain it has direct goals. **Mr. McCormack** will ask **Mr. Verchinski** and **Ms. Engelke** put together a vision statement with goals and objectives. A vote was taken and the motion passed (6-0-0).
- **Mr. McCormack** gave background information on the plan to implement affordable housing in downtown. He asked the **OMCA Board** to take a position that they are for keeping affordable housing in downtown. **Mr. Verchinski** made a motion to support affordable housing within the boundaries of Town Center. **Ms. Thomas** seconded and the motion passed (6-0-0). **Mr. McCormack** requested **Ms. Cederbaum** to write a letter to County Executive Allen Kittleman, County Council members, Columbia Downtown Housing Commission members, Roy Appletree, Tom Carbo, and Mark Thompson, Downtown Columbia Partnership regarding the **OMCA Boards’** position.
- **Mr. McCormack** motioned to approve an additional five hours for the attorney, Pamela Soroto. **Mr. Verchinski** seconded and the motion passed (5-0-1).

Architecture Committee

- **Ms. Wisniewski** requested that the **OMCA Board** vote and move forward on the three properties (ATTACHMENT “H”, “I”, and “J”).
- **Ms. Thomas** motioned to send the 15 day covenant violation letter to **9434 Kilimanjaro Road**. **Mr. Edelson** seconded and the motion passed (6-0-0).
- **Mr. McCormack** motioned to send the 15 day covenant violation letter to **9607 Rocksparkle Row** with the addition of the request to remove the dead trees. **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to send the 15 day covenant violation letter to **5612 Thunder Hill Road**. **Mr. Edelson** seconded and the motion passed (6-0-0).

Board Bulletin Board

- **Mr. Verchinski** stated that the Columbia Association is currently accepting bids for the Solar Coop program. They will be making a decision in June on the installer and then will be going out to residents to see who is interested. **Mr. Verchinski** was asked to attend the June 23rd meeting on behalf of Bridge Columbia, but will not be available. He left a message with County Executive Kittleman’s office to see if another **OMCA Board** member could attend in his place.

The regular OMCA Board meeting was adjourned at 9:24 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

**Manager's Report, Sandy Cederbaum
Oakland Mills Community Association
June 9, 2015**

Year End Financial: Working with bookkeeper to compile year end financials for FY15.

Street Captains: Created a monthly handout for June – August. Compiling a list of Streets not covered to disseminate via email to the community.

Served as a judge in the Talbott Springs ES 5th Grade Simulated Congressional Hearing

Assisted and attended the May Food Distribution day. There will be one last distribution on June 20th. For liability reasons, the elementary school will not be able to sponsor the distribution going forward. The current food distribution process will not be sustainable going forward – however the need to find a means of distributing food locally in Oakland Mills persists. Most other areas in the county have supplemental food pantries.

In an effort to ascertain what supplemental/emergency food outlets exist, Brigitta and I met with the Director of the Howard County food bank to discuss the lack of a food pantry in Oakland Mills. We were enlightened to how the food bank and pantries operate and the increase in the numbers of residents in Howard County who access the food bank and/or food pantries.

After the meeting I followed up with correspondence to Tom Carbo to find out if there is any available apartment space at Verona that could serve as a small food pantry and as a community resource center.

I have also contacted the Maryland Food Bank (separate entity from the HoCo Food Bank) to find out if there are any types of mobile pantries that could visit the community on a monthly basis. Lack of response at this time from MD food bank.

To meet w/Brigitta Warren and an OM resident with the goal of designing an Oakland Mills Volunteer database and volunteer form to be posted to the web.

Conducted walkthroughs of three neighborhood centers as the year end process for the three preschools.

Assisted Brigitta to host a successful Paint Night at The Other Barn

Assisted residents with a variety of issues some pertaining to open space, neighborhood center facility issues, host of items that crop up literally daily and are promptly addressed.

Processed Payroll, 401K, Met with Staff (daily), Bank deposits