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

April 26, 2016

OMCA Regular BoD Meeting

Ms. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:05 pm.

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

Absent: Paul Verchinski

Ms. Thomas thanked **Ms. White** for her years of service on the OMCA Board. **Ms. Thomas** presented **Ms. White** with a gift as an outgoing board member. **Ms. White** thanked the OMCA Board for the gift.

Mr. McCormack thanked **Mr. Woodcock** for his years of service on the OMCA Board. **Mr. McCormack** presented **Mr. Woodcock** with a gift as an outgoing board member. **Mr. Woodcock** thanked the OMCA Board for the gift.

Opening of Meeting

- **Mr. Edelson** motioned that the agenda for April 26 2016 (ATTACHMENT “A”) be approved. **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to accept the April 12, 2016 OMCA Board meeting minutes (ATTACHMENT “B”). **Mr. Edelson** seconded and the motion passed (6-0-0).

New Business

Village Management Contract

- **Ms. Cederbaum** stated that the Columbia villages and the Columbia Association have not come to an agreement regarding the new insurance requirements for vendors stated in the proposed management contract and therefore the OMCA Board should not vote to approve the management contract at this time. The Columbia Association and Village Managers are meeting on Friday, 4/29, to discuss. The OMCA Board will be asked to vote on the contract once the issue is finalized.

Old Business

Draft Oakland Mills FY17 Budget

- **Ms. Cederbaum** asked for a motion to accept the FY17 OMCA Proposed Budget (ATTACHMENT “C”). **Ms. Thomas** motioned to accept the FY17 OMCA Budget. **Ms. Wisniewski** seconded and the

motion passed (6-0-0).

Board Co-Chair Remarks

- **Mr. McCormack** asked for discussion regarding of the proposed draft letter to the Howard County Planning Board Members (ATTACHMENT “D”).
- **Mr. Woodcock** asked for a motion to approve the proposed letter to the Howard County Planning Board Members. **Ms. Thomas** seconded. A discussion regarding correction of grammatical language ensued. The language was changed to read “and for one of those complexes *to be within the boundaries of the Wilde Lake village.*” A vote was taken and the motion passed (6-0-0).
- **Mr. McCormack** gave an update regarding the 6141 Commitment Court property. **Mr. McCormack** recently met with Tom Carbo, Howard County Housing Director. Mr. Carbo informed **Mr. McCormack** that the house will be up for sale shortly. **Mr. McCormack** informed Mr. Carbo that he should contact **Ms. Cederbaum** regarding obtaining a letter of compliance. The house will originally be sold as an MIHU. **Mr. McCormack** stated that he was with the understanding that this property was to be sold at market rate. Mr. Carbo informed **Mr. McCormack** that because of the money used to rehabilitate the house, it must initially be sold as an MIHU.
- **Mr. McCormack** stated that 9523 Saddlebag Row has been redone and looks beautiful.
- **Mr. Edelson** asked if Mr. Carbo would be sending the terms of how long the MIHU pricing will be in effect.
- **Ms. Thomas** suggested that the OMCA Board should track this and if no response is given, a letter to County Executive Kittleman should follow. Ms. Cederbaum will draft a letter to Mr. Carbo and copy County Executive Kittleman. **Ms. Thomas** suggested writing a letter to County Executive Kittleman regarding the approved inspection of this property. **Ms. Wisniewski** suggested first speaking and clarifying with Bob Frances, Director, Howard County Office of Licenses and Permits.

Board Bulletin Board

- **Mr. Woodcock** suggested an idea for the incoming OMCA Board to follow up with. He mentioned a program run through the Applied Physics Labs called Central Spark that could be worth looking into for the former Exxon lot. **Ms. Thomas** asked for **Mr. Woodcock** to provide contact information if possible.
- **Ms. Wisniewski** thanked Bob Bellamy and Carrie Wenzholz for the hard work they have been doing.
- **Mr. Edelson** thanked Liz Crammond, Ms. Cederbaum, Ernesto Diaz, Erin Smart and Jill Edelson for their continued hard work to getting the Pop up pantry in Oakland Mills.
- **Mr. Avery** stated that the OMCA Board needs to set their minds in getting something done with the Exxon lot. He also stated that the CA Board had a closed meeting and a proposed contract was given to Milton Matthews. He will let everyone know what happens. **Mr. Avery** thanked **Mr. Woodcock** and **Ms. White** for their hard work and stated he enjoyed working with both of them
- **Ms. White** was happy to hear that the Farmers Market will stay in Oakland Mills.
- **Ms. Cederbaum** thanked **Ms. White** and **Mr. Woodcock**. She also stated that the covenant sheet will be handed out by HC DILP and HC DPZ. She stated that regarding the path signage; she has spoken to Nancy Tucker and Ms. Tucker stated she is working on it. **Mr. Edelson** suggested just closing the path while construction is being done and make a shuttle available in the interim.
- **Ms. Warren** thanked **Ms. White** and **Mr. Woodcock**. She also congratulated Mr. DiTomasso as the OM Volunteer of the Year.

The OMCA Board meeting was adjourned at 7:54 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from April 26, 2016 OMCA Board Meeting

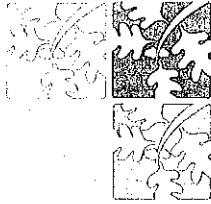
FOR BOARD MEMBERS:

Mr. Woodcock will send contact information to **Ms. Thomas** for the Central Spark program at APL.
Mr. McCormack – contact Bob Frances, DILP, regarding county inspections of 6141 Commitment Court.

FOR STAFF:

Ms. Cederbaum will scan the letter regarding 9523 Saddlebag Row and send it to all OMCA Board members.

Draft a letter to Mr. Carbo regarding 6141 Commitment Court – terms of MIHU status
Send the Letter to the Planning Board (prepared by Mr. McCormack)



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**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

Volunteer of the Year Reception Honoring John DiTomasso
6:00 p.m. – 7:00 p.m. at The Other Barn

April 26, 2016
Oakland Mills Board of Directors Meeting
7:00 p.m.
The Other Barn

- 7:00 p.m. Opening of meeting**
Approve the agenda for tonight's meeting
Approve the minutes from the April 12, 2016 meeting
- 7:05 p.m. Resident Remarks**
- 7:10 p.m. New Business**
Village Management Contract, Columbia Association/Village of Oakland Mills,
Discussion
- Old Business**
Draft Oakland Mills FY17 Budget, Board discussion and Vote
- 8:00 p.m. Board Co-Chair Remarks,**
Virginia Thomas and Bill McCormack Jr.
- 8:20 p.m. Board Bulletin Board**
- 9:00 p.m. Adjourn**

Upcoming Events: for details on all events visit: oaklandmills.org

April 23, 9:00 a.m. – 11:00 a.m. Columbia-Wide Clean Up. Meet at the SF Neighborhood Center parking lot

April 26, OM Marketing Committee- to be rescheduled

April 26, OM Neighborhood Enhancement Advisory Committee – to be rescheduled

April 26, 6:00 p.m. – Oakland Mills Volunteer of the Year Reception honoring John DiTomasso

Light refreshments served, everyone welcome

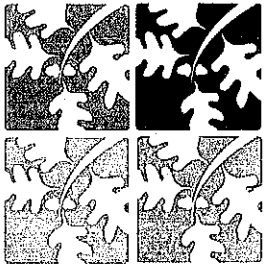
April 26, 7:00 p.m. – OMCA Board of Directors

April 30, 8:30 a.m. – 5:30 p.m. Election Day voting

April 30, 9:00 a.m. – 1:00 p.m. Annual Plant Sale

May 10, 6:00 p.m. – Oakland Mills Education Committee

May 10, 2016, 7:00 p.m. – Oakland Mills Board of Directors



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 Marcia White - Bill Woodcock
 Reginald Avery, Columbia Council Representative

April 12, 2016

OMCA Regular BoD Meeting

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

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

Also Present: Ellen Flynn Giles, Howard County Board of Education; Ann DeLacy, Howard County Board of Education; Janet Siddiqui, Howard County Board of Education; See Resident List

Opening of Meeting

- **Mr. Woodcock** motioned that the agenda for April 12 2016 (ATTACHMENT "A") be approved. **Mr. Edelson** seconded.
- **Ms. Wisniewski** motioned to amend the April 12, 2016 agenda that after Ellen Flynn Giles speaks to hold the Architecture Committee session to approve 4 fifteen day notices. **Mr. Woodcock** seconded and the motion passed (6-0-0).
- **Mr. Verchinski** motioned to amend the agenda to include a discussion regarding the \$10K resolution under Old Business. **Ms. White** seconded and the motion passed (6-0-0).
- **Mr. Verchinski** motioned to amend the agenda to include Airplane Noise under New Business. **Ms. Thomas** suggested this discussion be held after Committee Reports. **Mr. Woodcock** seconded and the motion passed (6-0-0).
- A vote was taken regarding the April 12, 2016 agenda and it was passed. (6-0-0).
- **Mr. Edelson** motioned to accept the March 22, 2016 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Wisniewski** seconded and the motion passed.
- **Mr. Verchinski** motioned to amend the minutes to state "**Mr. Verchinski** motioned that the NEAC recommendation for a Property Standards Evaluation be adopted by the Oakland Mills Board." There was no second so the motion failed.
- A vote was taken regarding the March 22, 2016 OMCA Board Meeting Minutes and it passed (5-0-1).

Resident Remarks

- Resident Janice Rattley asked for an update regarding the proposed roundabout at Stevens Forest Road and Farewell Road. **Ms. Cederbaum** stated she had been in touch with Howard County Traffic and Engineering and they will be coming back to the community with possible designs, but no date has been set. Resident Rattley stated that this seems like a done deal and feels alternatives should be considered.
- Resident Lena Kennedy asked if Howard County had to do a traffic study.

- Resident John DiTomasso, who along with resident Carol Brain has been working on this issue, gave background as to what has been done regarding this issue. He stated that a traffic study has been done on Farewell Road and possibly a traffic study has been done on Stevens Forest Road up closer to Stevens Forest ES. When he and Carol Brain spoke with the traffic engineer a suggestion of a roundabout was made. Kim Pruiam, Special Assistant to Councilman Calvin Ball, suggested getting community support before Howard County will look into getting a roundabout at this location.
 - **Ms. Thomas** stated that it is not a done deal and Howard County will be getting back to the community regarding this issue.
 - Resident Rattley requested that all options should be analyzed and then presented to the community.
 - **Mr. Woodcock** stated that no vote has been taken by the OMCA Board regarding this issue and that more input from the County is needed.
- (**Mr. McCormack** arrived at 7:17pm).

New Business

HCPSS Board of Education Member Ellen Flynn Giles to discuss pertaining to Oakland Mills schools

- **Mr. Edelson** introduced Ms. Giles: “The Oakland Mills Community Association welcomes Ms. Ellen Flynn Giles, the Howard County Board of Education Representative of the Oakland Mills Cluster to tonight's board meeting. OMCA is committed to working with members of the Board of Education to ensure we advocate for policies and considerations that we feel are beneficial to Oakland Mills schools and the overall school system. OMCA is a non-political non-profit and does not endorse any candidates to office. Tonight's discussion will cover policies and questions relevant to our schools, and we will not entertain questions about the upcoming Board of Education elections.”
- **Mr. Edelson** introduced Board of Education member, Ann DeLacy, who was also present.
- Ms. Giles gave information about the summer hot lunch program that will be available at Talbott Spring ES from June 27th through July 29th for children ages 2-18, 12:45pm – 2:15pm. This program will be provided by the Howard County School System and will require no application, no enrollment and will be at no cost. This program will also run at Laurel Woods ES, Phelps Luck ES and Long Reach HS. **Ms. White** asked if this hot lunch would be provided every day of the week. Ms. Giles replied yes, every day there is summer school. Ms. DeLacy applauded Stevens Forest ES for their work on this issue.
- Ms. Giles stated that the Transportation Policy (5200) was last reviewed in 2011. There is a 5-6 year cycle and Ms. Giles has not seen the recommendations for this coming year, but they should come at the next BOE meeting to look what is included for review. Within the next two years, Policy 5200 should be up for review. Due to the new ESSA (Every Student Succeeds Act), there are things that will be coming out of the State that may require new policies. BOE member can bring forth policies that they would like to be looked at.
- **Mr. Edelson** stated that last year when this issue was brought up it went all the way up to the Chief Operations Officer and the Transportation Committee had to look at it. It was decided that it was feasible, but the policy (Transportation Policy 5200) would have to be changed. Has anything changed there?
- Ms. DeLacy stated that it was looked at at the last policy meeting, but there was concern that it would set a precedent. Ms. DeLacy stated that sometimes in order to close the achievement gap; you don't have to do the same things in every place.
- Ms. Giles stated that there would have to be a change in the current policy before it could happen.
- **Mr. Edelson** explained the change in policy that is being requested due to the unique situation of Stevens Forest ES children getting to and from school. The current policy allows for a bus when a child has to walk 1 mile or more from their front door to the school's front door. The proposal was an amendment to the current policy that if a student if due to an action by the Board of Education of

HCPSS a student is going to a school that is farther than the one closest to their front door, then the student should be provided transportation regardless of the distance of the school to their front door. When the Chief Administration Officer looked at this it was found that Stevens Forest ES is currently the only school with this situation.

- **Mr. Avery** stated that all of the HCPSS buses are coming from outside the area, the County only owns two buses, and the County was not willing to make a change due to the fact that there were so many contracts in place.
- Ms. DeLacy encouraged parents from Oakland Mills to come before the Board of Education to talk about this issue.
- Resident Claudia Hollywood stated that it would seem easier to just redistrict the children in this situation back to the closer school alleviating this problem.
- Ms. DeLacy stated that HCPSS will not be redistricting until Howard County opens another school in 2017 or 2018.
- Ms. Giles stated that it will not likely focus on the Oakland Mills area.
- **Ms. Thomas** asked about the empty seats on the preschool bus. She suggested that the other siblings could be put on that bus.
- Ms. Giles stated that this is not current policy and if pre-k is expanded those seats will not be available.
- Resident Quiahna Holmes stated that she and **Mr. Avery** testified in front of the HC Board of Education before and would be willing to do it again.
- Ms. Giles discussed the poverty lines and how it affects the availability of programs and what is mandated by the State. If the poverty line is 300%, both TSES and SFES would both be able to have universal pre-k. This is dependent on the funding that is released by Howard County.
- An explanation of how different models could work in Oakland Mills, models that could possibly lead to the possibility of programs for 3 year olds in the Head Start programs, was described.
- **Mr. Edelson** asked about how the determination is made of whether a school is or is not at capacity.
- Ms. Giles responded the schools are overcrowded but the classrooms are not overcrowded. The ratio of staff to student is still where it is supposed to be. Thunder Hill does not currently have space to host a universal pre-k.
- Ms. DeLacy added that Oakland Mills will be the first community to have universal pre-k once the funding is approved.
- The increase at TSES and SFES will not be as great as it would be at THES.
- Ms. Giles stated that HCPSS asked for \$105 Million for capital projects. HCPSS got \$44 million from Howard County and \$28 million from the State for capital projects.
- Ms. Giles explained the change in the process for requesting money for capital projects from the State.
- Resident Rattley applauded HCPSS for the food program that is going to be offered.
- Resident Erin Smart asked who the food was being provided by.
- Ms. Giles responded that it was being provided by HCPSS, but there is the possibility for federal government reimbursement. The food program is supposed to be self-supporting and not pull money away from the classroom.
- Resident Lena Kennedy asked if universal pre-k will only be offered full day. Ms. Giles responded yes, as it was found that people were not taking advantage of the half day programs because they needed a full day program. It was found that the need was for a program that was 6-6 1/2 hour program.
- Resident John DiTomasso asked about redistricting. If the County Executive does not fully fund the budget, it is sent back to the BOE are given the task to see what programs will have to be cut. What will happen with universal pre-k?
- Ms. Giles stated it will depend on how much has to be cut. Ms. Giles stated that because she is unsure of the choices that will need to be made at this moment she cannot state for sure what will happen. The Howard County Council can vote to increase the funding that goes to the school if they can find a way to pay for it. This process will not be completed until May. There will be public hearings regarding this

issue.

- Resident DiTomasso expressed his concern regarding redistricting and the policy relating to redistricting and FARMS rates. Redistricting cannot wait.
- Ms. Giles stated that there is a review of the sending and receiving schools. Many factors are looked at and reviewed after redistricting occurs. She explained how redistricting is formulated.
- Ms. DeLacy stated that the policy committee put forth and has suggested that” in June the HC BOE discuss and vote to bring forth the redistricting policy for review so we can address it prior to” the actual redistricting in two years.
- Ms. Giles stated that the HCBOE does not have an official redistricting for the next two years so we can put it on the agenda for next year for review before that. The formal name for the policy is #6010 - SCHOOL ATTENDANCE AREAS.
- Resident. DiTomasso asked if both Ms. DeLacy and Ms. Giles were in favor of the review. They both stated yes.
- **Mr Verchinski** asked when the last time there was a top to bottom evaluation of every program. Ms. Giles stated that HCPSS has zero based budgeting. There is a fixed amount granted for each student that is required from the State. On the County level, we are guaranteed to get the same amount for each student that we did the year before regardless of increased number of students. This is required by law.
- **Mr. Woodcock** thanked the board members for attending. **Mr. Woodcock** asked about the possibility of considering consolidating physical plans of schools. Ms. Giles responded that it is against state law. By law elementary schools students in grades k-2 have to be able to egress from their classrooms. **Mr. Woodcock** stated that with the shifting of the population that it may be time to start thinking about what to do with these older schools. Ms. Giles stated that all development in the State of Maryland is deemed transportation development. There is a need to get much more creative in terms of what we look at when building schools.
- **Ms. Wisniewski** reiterated the need for the change in the transportation policy as children are walking long distances in clothing not suitable for the weather. Ms. Giles stated that it takes three months for the policy to go through. There is a possibility to set provisions depending on how it affects the individual area.
- **Ms. Thomas** asked Ms. Giles to commit to keeping us informed with regard to redistricting and would work with the OMCA Board to develop some angle regarding affordable housing laws. Are school board members taking any role in helping to change this?
- Ms. Siddiqui suggested that at the meeting scheduled with the County Council in September, this can possibly be added to the agenda.
- Ms. Giles distributed the Summer Food program flyers (ATTACHMENT “C” AND “D”).
- **Mr. McCormack** stated that at the combined village boards meeting, this is a big issue; the deconcentration of affordable housing. **Mr. McCormack** thanked the three attending Board members for all the work they do on the Board of Education.
- **Ms. White** asked if the money for the capital budget for Oakland Mills HS would not be available until 2026. Ms. Giles responded that no it is in the budget, but it will depend on what the County Executive gives HCPSS.

(Mr. Edelson stepped out of the meeting).

Architectural Committee

- **Ms. Thomas** motioned to send a letter to the Columbia Association regarding 5338 Lightning View. **Mr. McCormack** seconded and the motion passed (6-0-0).
- **Mr. Verchinski** motioned to send a letter to the Columbia Association regarding 5349 Thunder Hill Road. **Mr. McCormack** seconded and the motion passed (6-0-0).
- **Ms. White** motioned to send a letter to the Columbia Association regarding 9410 Farewell Road. **Mr.**

McCormack seconded and the motion passed (6-0-0).

- **Mr. Woodcock** motioned to send a letter to the Columbia Association regarding 5901 Stevens Forest Road. **Mr. McCormack** seconded. **Ms. Thomas** asked if the OMCA Board and Bob Bellamy, Covenant Advisor, had received the email from the owner of 5901 Stevens Forest Road. Mr. Bellamy had not received the email. **Ms. Thomas** read the email. A discussion with regard to how to proceed ensued. A vote was taken and the motion passed (6-0-0).

(**Mr. Edelson** returned to the meeting).

Columbia Board of Directors Report

- **Mr. Avery** announced that Deb Bach will be the new Covenant Administrator for the Columbia Association beginning May 2, 2016.
- The CA Board is continuing to discuss membership rates for the Columbia Association.
- The contract for CA President Milton Matthews is still in negotiations.
- **Ms. Thomas** asked how much of residents CA assessments is going toward subsidizing Haven on the Lake. **Mr. Avery** stated that this has not been determined.
- **Ms. Wisniewski** motioned that the OMCA Board supports the retention of Milton Matthews. **Ms. Thomas** seconded.
- A discussion ensued regarding whether this was an appropriate motion.
- **Mr. Verchinski** suggested amending the motion.
- **Ms. Wisniewski** withdrew her original motion. **Ms. Thomas** seconded.
- **Ms. Wisniewski** suggested the motion read based on our interactions with CA President, Milton Matthews, and his support of the feasibility study; we support his reelection as the President of the Columbia Association. **Mr. McCormack** seconded and the motion passed (7-0-0).
- **Ms. Thomas** stated that she is trying to get a meeting in May with the consultant who has been hired to do the feasibility study. She will let everyone know when that will take place.

Managers' Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "E").
- **Ms. Cederbaum** stated that the letter to Howard County regarding the draft letter that **Ms. Wisniewski** had suggested be sent to HC Licensing and Permits and HC Department of Planning and Zoning has been sent to all Village managers to share with their village boards and their covenant advisors. She is waiting on all village boards to say yes. Valdis Lazdins stated he is okay handing it out. She also spoke with Bob Francis and is waiting for him to say yes.
- Congratulations to **Mr. Edelson** and the SFES PTA on their successful Silent Auction.
- **Ms. Thomas** asked about the status of CB12. **Mr. McCormack** stated that it has passed with the 5 amendments. None of the amendments did what the OMCA Board had requested.

Committee Reports

Arts Advisory

- **Mr. Verchinski** asked **Ms. White** for the OMHS art teachers contact information. **Ms. White** reached out to Ms. Bram and asked if she would be willing to help out with the mural project. She stated that not this school year but in the fall.

Marketing

- There was no meeting on March 22nd.

Housing

- Minutes to follow from last meeting.

NEAC

- **Mr. Verchinski** stated that his last two meetings have been canceled due to Board business. He stated that the NEAC meetings are standing meetings. He also stated that he had spoken with the NEAC committee following the March 22nd Board meeting. He had looked at the FY17 proposed budget and there was not money set aside for a Property Standards Evaluation. **Mr. Verchinski** is resigning as the NEAC Co-Chair. **Mr. Verchinski** will not do anything with the NEAC committee and he will no longer do anything with the Housing Committee.

Safety

- **Ms. Wisniewski, Mr Woodcock and Ms. Cederbaum** met with Officer Buchanan, Sgt. Thorsvik and Jennifer Hall to discuss community policing. **Mr. Woodcock** stated that a discussion regarding the frustration with the police department presence there. If the presence has to be in that location could it be cleaned up? The police representative stated that if there was another location in the village that would fit for the same price, they would be willing to take it. The Columbia Bank space was too big. The County is currently rethinking community policing. They were in favor of cleaning up the space. They were not so much in favor of having a continuous presence as all officers on HCPD are on call 24/7. They suggested linking the police department up with someone who is willing to help fix up the building.

Board Bulletin Board

- **Ms. Cederbaum** announced the April 26th Volunteer of the Year Reception. It will take place at 6pm and a light fare will be served. Ms. Cederbaum mentioned the conflict between board meeting nights and committee meetings held with regard to Board closed session issues, architectural appeals and other issues that tend to come up in any given board year.
- **Mr. Edelson** thanked **Ms. Thomas and Ms. Cederbaum** for volunteering at the SFES PTA Auction. He thanked **Ms. Wisniewski** for attending.

FY17 Budget Discussion (ATTACHMENT "F")

- **Ms. Thomas** asked about the amount of the donation line and how it compares to other villages. **Ms. Thomas** also asked about staff bonuses as a line item. **Ms. Cederbaum** clarified that staff bonuses are not a separate line item.
- **Mr. Verchinski** asked about the \$26K for contract labor that has been proposed. **Ms. Thomas** responded that this would be for a contractor to be working with the OMCA Board on the feasibility study, items that the feasibility study does not cover. **Mr. Verchinski** stated that he is concerned as the OMCA has not been briefed by Howard County and have no indication as to what may or may not be needed. **Ms. Thomas** stated that the \$26K in the FY17 budget will allow for the OMCA Board to have the money to get it right with the feasibility study.
- **Mr. Verchinski** asked about the \$10K **Ms. Thomas** is requesting from the current budget. **Ms. Thomas** explained what the proposed amount up to \$10K would be used for.

- **Ms. Thomas** motioned to hire a consultant that would perform tasks similar to and possibly including, but not limited to, the following tasks: Perform land use record research on the existing village center commercial properties to learn of any deed restrictions which may prohibit or limit certain future uses; Review Howard County Code and relevant regulations to identify roadblocks to changing residential zoning density in Oakland Mills; Ascertain the current residential zoning density allowed in Oakland Mills; Identify code/regulations that provide “competitive advantage” to attract residents and businesses to other areas of Howard County, which are not currently available to Oakland Mills; Inform village leadership as to strategies that can allow Oakland Mills to also avail themselves of the above-mentioned “competitive advantages”; Work with village leadership on a plan of action which the village may implement in order to advocate effectively for the changing of code/regulations which will allow for more private sector investment in Oakland Mills. **Mr. McCormack** seconded.
- **Mr. Verchinski** motioned to table the motion. No second to table was given.
- **Mr. Woodcock** asked where the \$10K would come from. **Ms. Thomas** stated that in meeting with **Ms. Cederbaum** and **Mr. McCormack** there was approximately \$34K left in the FY16 budget. **Ms. Cederbaum** clarified that currently there is a surplus of \$22K in the FY16 budget.
- **Ms. Wisniewski** asked to amend the motion to start with 5901 Stevens Forest Road.
- **Ms. Thomas** reread the motion: Pam Soroto will perform the following tasks starting with 5901 Stevens Forest Road: Perform land use record research on the existing village center commercial properties to learn of any deed restrictions which may prohibit or limit certain future uses; Review Howard County Code and relevant regulations to identify roadblocks to changing residential zoning density in Oakland Mills; Ascertain the current residential zoning density allowed in Oakland Mills; Identify code/regulations that provide “competitive advantage” to attract residents and businesses to other areas of Howard County, which are not currently available to Oakland Mills; Inform village leadership as to strategies that can allow Oakland Mills to also avail themselves of the above-mentioned “competitive advantages”; Work with village leadership on a plan of action which the village may implement in order to advocate effectively for the changing of code/regulations which will allow for more private sector investment in Oakland Mills. A vote was taken and the motion passed (4-2-1). **Mr. Verchinski** and **Ms. White** opposed the motion and **Mr. Woodcock** abstained.

The OMCA Board meeting was adjourned at 9:49 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from April 12, 2016 OMCA Board Meeting

FOR BOARD MEMBERS:

Ms. Thomas: Forward the letter from Kirit Parmar (5901 Stevens Forest) to Mr. Bellamy

FOR STAFF:

No Follow-Up action.

	EXPENSES				
9	Staff Salaries		300000	299,000	282,000
10	Janitorial Wages		3700	5,600	3,600
11	Contract Labor		26000	40	90
12	Payroll Benefits		50300	63,000	49,560
13	Payroll Taxes		22000	26,000	21,800
14	Janitorial Expense		42000	45,300	40,450
	A. Cleaning Service		23490	22,070	22,850
	B. Setup & Breakdown		14250	18,050	13,300
	C. Floors, Carpets and Windows		0	350	0
	D. Supplies		4260	4,830	4,300
15	Fees		16400	10,700	14,090
	A. Accounting		0	0	0
	B. Legal		2300	3,000	4,120
	C. Performance		0	0	0
	D. Audit		3000	0	2500
	E. Web		2600	2,000	1,320
	F. Other		8500	5,700	6,150
16	Operating Expenses		6000	9,140	7,260
	A. Office Supplies		0	0	0
	B. Program Supplies		2500	5,000	3,000
	C. Cost of Goods Sold		240	240	250
	D. Postage		2600	3,400	3,400
	E. Staff Development		500	500	400
	F. Catering/Food Service		0	0	0
	G. Other		160	0	210
17	Business Expenses		2150	3,150	2,500
	A. Mileage		750	950	900
	B. Food (Business Meals)		1400	1,600	1,600
	C. Other		0	600	0
18	Insurance		12040	9,000	12,000
19	Advertising		5200	7,900	4,200
20	Newsletter		18000	19,300	19,500
21	Other Printing		8500	8,000	10,000
22	Donations/Contributions		4000	4,000	4,500
23	Special Events		18000	20,000	20,000
24	Taxes		380	380	380
25	Utilities		35060	39,820	35,060
	A. Gas & Electric		27560	32,770	27,560
	B. Water & Sewer		2400	1,850	2,400
	C. Telephone		5100	5,200	5,100
26	Repairs & Maintenance		16250	15,800	16,250
	A. Building		12300	13,000	12,250
	B. Equipment		3950	2,800	4,000
	C. Rental		0	0	0
	D. Vandalism		0	0	0

	E. Other		0	0	0
27	Furniture & Fixtures		2000	2,500	2,500
28	Total Expenses Before Depreciation		587980	588,630	545,740
29	Depreciation		3000	2,360	3,100
30	Total Expenses		590980	590,990	548,840
	Increase/(Decrease) in Unrestricted Net Assets		-3481	-2,360	22,016



Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place
Columbia, MD 21045
410-730-4610 • oaklandmills.org

DRAFT

April 27, 2016

Howard County Planning Board Members
3430 Courthouse Drive
Ellicott City, MD 21043

Dear Planning Board Members:

Re: Downtown Columbia Affordable Housing Proposals

The Oakland Mills Village Board has concerns about the proposal that would allow for affordable housing complexes that would be 50% or 100% affordable, and for one of those complexes to actually be in Wilde Lake Village. Such concentration and isolation of affordable housing and off site compliance in Wilde Lake is contrary to good housing policy. If the builder has financial difficulty meeting the 15% MIHU requirement, maybe the County Council can decrease that requirement for Downtown Columbia to make inclusionary zoning more viable.

Given the 2015 United States Supreme Court decision against the state of Texas in Dallas and the very recent Baltimore County out-of-court settlement, both for concentration of affordable housing, it is our Board's hope that Howard County's final decision in this matter does not make the county more vulnerable to such legal action.

Sincerely,

Virginia M. Thomas, Co-Chair
Oakland Mills Board of Directors

William R. McCormack Jr., Co-Chair
Oakland Mills Board of Directors

cc: County Executive Allan Kittleman
County Council Members
Valdis Lazdins, Director, Howard County Planning and Zoning



**COLUMBIA TENNIS COMMITTEE
DRAFT MINUTES MARCH 16, 2016**

In Attendance					
x	Leo Bruette, Chair				Erica Roach
x	Jim Alvey				Jon Smith
x	Bob Berlett	x	Dave LeDane-Staff	x	Larry Sorkin
x	Jerry Boyer				
	Andrew Chen	x	Dave Paulson	x	Laura Violand
	Mike Glasgow		Celest Womack		
x	Liz Baker – Staff		Dan Burns – Staff	x	Jim Lawson – Staff
x	Louise Lawson	x	Bruce Holbrook- Staff	x	Maria LeDane – Staff
		x	Milton Matthews	x	Anish Manrai – Staff

Time	Topic	Discussion	Action
7:30	Called to order	Intro of Milton Matthews.	
	Agenda approved		
	Feb. Minutes approved	Leo asked Nancy to strike Dave Thompson, Sheila Bishoff and Brad Harris.	
	Tennis Director's Report	<p>Bruce:</p> <ul style="list-style-type: none"> • OB Bubble back up; Outdoors; 3 nets up at W.L. all the nets are up at O.B. • Anish stated O.B. is back in business after 5 weeks. • Nancy was approached at A.C. by a member who was delighted that her son made the tennis team and she attributed it to our excellent junior program and coaches. • Hosting the America East Conf. Tournament April 22 thru the 24th. At W.L. • Hosting USTA 14 Clay Court Tourney in July at H.G. • USPTA Spring Conference, 9 coaches in attendance last weekend. • Conference this weekend, USTA "Train the Trainers". 10 and under coaches. CA will have 3 coaches attending. • "Rally the Family" Tennis event at A.C. March 26th, 2pm. • March 24th parent information night for our Juniors. • Anish is going to the IHRSA and TIA Owner and Managers conference in Florida next week. • Question on winter problems with outdoor courts. Nothing major at this time. • "Pop" Tennis new game coming. • Discussion on Pickleball 	

**COLUMBIA TENNIS COMMITTEE
 DRAFT MINUTES MARCH 16, 2016**

	USTA League Report (Liz Baker)	<ul style="list-style-type: none"> • Lost 5 weeks of matches with the Bubble Down • Overall – Mixed ends 3rd week of April. 493 this year, 665 last year. • Outdoor season, April 1, 828 registered this year; Liz spoke on new USTA Procedures coming this year including 2 different regional championships, .0s and .5s. • Debby Broaddus has resigned her USTA position. <p>Jim Lawson spoke on umpiring situation in Mid Atlantic.</p> <p>Louise Lawson – Guest accounts creation for league players has worked well. Questions on membership structure-Anish and Milton spoke on updates to memberships that is ongoing at this time.</p>	
	Old Business:	<ul style="list-style-type: none"> • Liz and Erica have not met on the 2016 Sept. Tourn., have not been able to get together • Liz - discussion on using Tennis Link; Anish requested meeting with Sheila Bishoff (from last year's tournament committee). • Will occur Wed. – Sun. in Sept. 	<ul style="list-style-type: none"> •
	New Business:	<ul style="list-style-type: none"> • Bob Berlett on CA Birthday celebration- tying it in with the Sept. Champ. Tournament. • May 14th Tennis summer kick-off social at W.L. • Tennis Committee annual report will be due to the Board soon. 	<ul style="list-style-type: none"> •
		<ul style="list-style-type: none"> • 	<ul style="list-style-type: none"> •
	Next meeting	April 20th, 2016 – Board Room	
8:28pm	Adjourned		