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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 ~ Lynn-Steven Engelke  
Judy Gottsagen ~ Paul Verchinski  
Reginald Avery, Columbia Council Representative

**June 28, 2016**

### OMCA Regular BoD Meeting

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

**Present:** Ginny Thomas, Co-Chair; Bill McCormack, Co-Chair; Jonathan Edelson, Vice Chair; Kay Wisniewski, AC Chair; Paul Verchinski; Judy Gottsagen; Lynn Engelke; Sandy Cederbaum, Village Manager; Brigitta Warren, Event and Administrative Coordinator

**Absent:** Reginald Avery, CA Rep

**Also Present:** Ken Zachmann, CA Aquatics, Area Manager; Marty Oltmanns, Columbia Association Aquatics, Acting Director; Matt Bradford, TH Pool Manager On Duty. See resident list.

### Opening of Meeting

(**Ms. Wisniewski** stepped out.)

- **Mr. Edelson** motioned that the agenda for June 28, 2016 (ATTACHMENT “A”) be approved. **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Mr. Edelson** motioned to accept the June 14, 2016 OMCA Board meeting minutes (ATTACHMENT “B”). **Ms. Gottsagen** seconded and the motion passed (6-0-0).

(**Ms. Wisniewski** returned to the meeting).

### New Business

#### Columbia Association Aquatics

(**Ms. Thomas** stepped out).

- Marty Oltmanns, Acting Director of CA Aquatics, introduced himself. He stated that CA is working on providing lessons instructors at the Talbotts Springs Pool during the Rec Mobile Program.
- Ken Zachmann, CA Aquatics, discussed the three Oakland Mills pools and the Managers on Duty for the 2016 swim season. Matt Bradford, MOD at Thunder Hill Pool, introduced himself and stated if anything was needed he was available to help.

(**Ms. Thomas** returned to the meeting).

- **Mr. McCormack** asked about the attendance at Talbotts Spring pool. Mr. Oltmanns stated it had the lowest attendance last year, but this year all swim team practices have been moved over to Talbotts Springs which should increase attendance numbers.
- **Ms. Thomas** asked if daily attendance at pools was recorded. Mr. Oltmanns stated that yes it was.
- **Ms. Wisniewski** asked if there was a problem with parents dropping young children off at the pool and them leaving them there unsupervised. Mr. Zachmann stated no.
- **Mr. McCormack** asked about any issues of vandalism at CA pools. Mr. Oltmanns stated pool furniture

has been thrown in some pools.

- **Mr. Edelson** stated that the lifeguards at the Stevens Forest pool have been great so far this summer. He did ask about the life vests and stated some were not in good condition. Mr. Oltmanns told **Mr. Edelson** to bring the life vests that are in disrepair to the lifeguard and they will get remove and recycle.
- **Ms. Thomas** and Mr. Oltmanns discussed indoor pool attendance and amount of available space for lap swimmers.
- **Ms. Gottsagen** asked if there were any Spanish speaking lifeguards at the pools. Mr. Zachmann stated that CA continues to look for Spanish speaking lifeguards, but currently only employs one lifeguard who can converse in Spanish.

## Manager's Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "C").
- **Ms. Cederbaum** distributed the FY16 4<sup>th</sup> Quarter, Year-End Financials for review (ATTACHMENT "D"). She gave a brief explanation of specifics of the financials.
- **Mr. Edelson** motioned to approve the FY16 4<sup>th</sup> Quarter Year End Financials. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Ms. Cederbaum** stated that the Columbia's 50<sup>th</sup> Birthday Village Poster display is on hold for the moment.
- **Ms. Cederbaum** distributed the information regarding proposals for the Villages Personnel handbook rewrite. (ATTACHMENT "E"). **Ms. Cederbaum** gave background information regarding the process and what the other villages are proposing. Each of the villages getting a rewrite of the handbook will have the basic handbook template with the content specific to their village..
- **Mr. Edelson** motioned that Oakland Mills commit \$2200 toward the development of an employee handbook from the HR Strategy Group. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Ms. Cederbaum** stated that Bridge Columbia will not be at the bridge this 4<sup>th</sup> of July. **Ms. Cederbaum** spoke with Nancy Tucker who indicated that the bridge pathway will most likely be open for the 4<sup>th</sup> of July, but she will let the community know and **Ms. Cederbaum** will forward that information.
- **Ms. Cederbaum** asked what the OMCA Board's opinion regarding the trash cans that have been placed on Whiteacre. The Board stated that they are unanimously in favor of having them removed from that location and placed elsewhere in the community.
- **Ms. Cederbaum** announced that Grande Point was to be purchased by Morgan-Properties. She said she was informed that the purchase would be on June 28 but does not have confirmation that the sale was final. The company to purchase is Morgan Properties. Ms. Cederbaum distributed contact information and was informed by a Regional Property manager that the intent is redoing the entire interiors of the building, interior, lighting, grounds maintenance etc. **Ms. Thomas** will let **Ms. Cederbaum** know if the new owners should be invited to the next OMCA Board meeting.
- **Ms. Cederbaum** heard from Officer Buchanan about how to obtain a "no dumping" sign at the base of Owen Brown Road.

## Old Business

### Oakland Mills Board and Staff Goals (ATTACHMENT "F")

- A discussion regarding the OMCA Board goals that were distributed at the last OMCA Board meeting. **Mr. Edelson** stated he had received only a few comments.
- **Ms. Engelke** asked if under Housing/Living something should be added regarding the comprehensive housing plan. **Mr. McCormack** stated he will look at the goals and come up with possible wording to be added.
- **Ms. Thomas** asked if the creation of bad landlord legislation should be added. **Mr. McCormack** stated that it should be a part of the plan, not listed as a goal.

- **Mr. Edelson** suggested tabling the approval of the goals to look at further.
- **Ms. Thomas** asked if there was money in the OMCA budget to put in a bathroom upstairs. She also asked if handouts for residents attending the Board meetings could be made available during the meeting. **Ms. Cederbaum** stated she could ask Dennis Matthey from the Columbia Association to attend a Board meeting to open this discussion.

### **Board Bulletin Board**

- **Mr. McCormack** stated he was concerned with the bulge that was found in the inspection of the silo. He requested that it be looked into further.
- **Ms. Gottsagen and Mr. Gottsagen** met with the board of Shadow Oaks. The Gottsagens are continuing to keep up the spreadsheet of police incidences in Oakland Mills. Ms. Gottsagen is working on having a Bike with a Cop event in Oakland Mills. She distributed the latest incidence report (ATTACHMENT “G”).
- **Mr. Verchinski** announced that the Loan Closet had its Grand Reopening this past Wednesday. It will be open Mon., Wed., Fri., 9am to 4pm. It has expanded its items that are accepted for donations. **Mr. Verchinski** also stated that a group of students from the University of Maryland are conducting a study regarding aging in place. The group has a 10 minute survey they would like people to complete. It can be found at [www.agingsurveyhoco.com](http://www.agingsurveyhoco.com).
- **Mr. Edelson** stated that OMCA’s Education Committee is working on putting together a Howard County Board of Education Candidates Forum on either 9/14 and 9/21. Seven villages will co-sponsor.
- **Ms. Engelke** stated that the first meeting of the NEAC met tonight. **Ms. Engelke** will write up a report and distribute.
- **Ms. Cederbaum** announced that Mr. Diaz, SFES Principal, has been in touch with Bitia Dayhoff from the Community Action Council who has stated that they would like to host another Oakland Mills Food Giveaway “Pop Up Pantry”.
- **Ms. Warren** gave details about the Mosquito Workshop that took place on June 23, 2016 at The Other Barn. She mentioned that if you were unable to attend this workshop it is being given in other villages. Please check online to find out dates.

The OMCA Board meeting was adjourned at 8:30 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

### **Action Items from June 28, 2016 OMCA Board Meeting**

#### **FOR BOARD MEMBERS:**

**Ms. Gottsagen: Provide date and details for Bike-With-A-Cop**

**Mr. McCormack: Update Living/Housing Goals to be discussed**

#### **FOR STAFF:**

**Ms. Cederbaum: After getting approval and date from Ms. Thomas arrange for Mr. Matthey to come to a board meeting to discuss CA Facility Assessment, specifically upstairs restroom and replacement lift.**

**Ms. Cederbaum: After getting approval of date invite Morgan-Properties (if they are new owners of Grand Pointe to an upcoming board meeting.**

**Ms. Cederbaum: Request NO DUMPING sign**

**Ms. Cederbaum: Request that HHC remove the trash cans from the Whiteacre/TH Road**

**Multi-use path area.**

**Ms. Cederbaum: Send the [www.agingsurveyhoco](http://www.agingsurveyhoco) to the residents (once we have restored internet)**

**Ms. Cederbaum: Move forward with new Employee Handbook.**