



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

**August 9, 2016**

### OMCA Regular BoD Meeting

**Mr. McCormack** called the regular meeting of the OMCA Board of Directors to order at 7:09 pm.

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

**Also Present:** Carrie Wenzholz; Covenant Advisor, See resident list.

### Opening of Meeting

- **Ms. Wisniewski** motioned that the agenda for August 9, 2016 (ATTACHMENT "A") be approved. **Mr. Edelson** seconded. **Ms. Thomas** motioned to amend the agenda to include under New Business \$100 Donation to the residents of Ellicott City impacted by the flooding. **Mr. McCormack** seconded the motion to accept the amended agenda. **Ms. Cederbaum** asked what fund it would go to specifically. **Ms. Thomas** responded to work through the County. A vote was taken and the motion passed (7-0-0).
- **Ms. Thomas** motioned to accept the July 26, 2016 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Wisniewski** seconded and the motion passed (6-0-1).

### Resident Remarks

- **Carrie Wenzholz**, Covenant Advisor for Applications as well as a resident of Oakland Mills, introduced herself and spoke in favor of the reappointment of Sandy Cederbaum as Village Manager.
- Resident Quiahna Holmes, Stevens Forest ES PTA President, also spoke in favor of the reappointment of Sandy Cederbaum as Village Manager. She also thanked OMCA for the pool party.
- Resident Matthew Threefoot also spoke in favor of reappointing Sandy Cederbaum as Village Manager.

### Architecture Committee

- **Ms. Wisniewski** called the Architecture Committee meeting to order at 8:08pm.
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 5460 Hound Hill Court. **Ms. Gottsagen** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 5119 Thunder Hill Road. **Mr. Edelson** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 5372 Racegate Run. **Mr. McCormack** seconded and the motion passed (7-0-0).
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 9421 Farewell Road. **Mr. Edelson** seconded and the motion passed (7-0-0).

- **Ms. Wisniewski** closed the Architecture Committee meeting at 8:11pm.

**Mr. McCormack** resumed the regular OMCA Board meeting at 8:12pm.

**Mr. McCormack** called for a closed session beginning at 8:13pm.

**Mr. McCormack** ended the closed session and called the regular meeting of the OMCA Board to order at 9:23pm.

**Mr. McCormack** stated that the OMCA Board went into closed session to discuss “*matters pertaining to employees and personnel.*”

### **Appointment of the Oakland Mills Village Manager according to the Oakland Mills Community Association, Inc. Articles of Incorporation**

- **Ms. Wisniewski** motioned to approved Sandy Cederbaum as the Village Manager of Oakland Mills through April 30, 2017. **Mr. Edelson** seconded and the motion passed (6-1-0). **Mr. Verchinski** voted against the appointment of Sandy Cederbaum as Village Manager.

### **Board Co-Chair Remarks**

- **Ms. Thomas** motioned to donate \$100 to Main Street Ellicott City and the flood recovery. **Ms. Gottsagen** seconded and the motion passed (7-0-0).

### **CCR Report**

- **Mr. Avery** distributed his report (ATTACHMENT “C”).
- There will be no CA Board meetings in August.

### **Managers’ Report**

- **Ms. Cederbaum** distributed her report and asked if anyone had any questions (ATTACHMENT “D”).
- **Ms. Cederbaum** stated that she had spoken with a Weis representative and was told that the Oakland Mills store is set to open in late September and will be closed for approximately four days during the transition.
- **Ms. Cederbaum** distributed the “Addendum to Oakland Mills Manager’s Report” (ATTACHMENT “E”).
- A brief discussion of the Street Captains Program took place and recommendations were made for the program. **Mr. Verchinski** asked if an official vote was needed to disband the Street Captain Program since it is a budget line item. **Ms. Cederbaum** clarified that it is not an individual budget line item. **Ms. Thomas** suggested that OMCA get back to the Street Captains and thank them for their service as well as offering them other options to be involved with OMCA. **Mr. Edelson** suggested **Ms. Cederbaum** write the thank you since she is the last person that the Street Captains were in contact with. **Mr. McCormack** acknowledged the ending of the Street Captain Program and **Mr. Edelson** and **Ms. Cederbaum** will follow up.

### **Architecture Committee**

- **Ms. Wisniewski** distributed her report (ATTACHMENT “F”).
- **Ms. Wisniewski** announced that there will be an AC Appeal heard on September 13, 2016 at 6:30pm before the regular OMCA Board meeting.

## Arts Advisory

- **Mr. Verchinski** has corresponded with the OMHS Arts teacher.

## Education

- **Mr. Edelson** distributed his report (ATTACHMENT “G”).
- He updated his report to include that the topics for the HC BOE Candidates’ Forum were confirmed.
- He stated that one of the Stevens Forest teachers was directly affected by the Ellicott City flood.
- **Ms. Wisniewski** suggested that the \$100 donation the OMCA Board approved be donated to the Stevens Forest ES teacher. **Mr. Edelson** stated that there is a GoFundMe page set up for donations.
- Jon DiTomasso, Education Co-Chair, stated he is serving as the representative of the OM village on Committee 6010 – School Attendance Areas, and provided an update.

## Housing

- **Mr. McCormack** distributed the “Oakland Mills Housing Goals and Plans” (ATTACHMENT “H”).
- **Mr. McCormack** motioned to approve the proposed “Oakland Mills Housing Goals and Plans.” **Ms. Thomas** seconded and the motion passed (7-0-0).

## NEAC

- **Ms. Engelke** distributed her report (ATTACHMENT “H”).
- **Ms. Wenholtz** requested that the NEAC members who are reviewing the Architectural Guidelines to please include her in the process of reviewing as the Covenant Advisor for Applications.

## Safety and Security

- **Ms. Gottsagen** distributed her report (ATTACHMENT “T”).
- She announced the Bike with a Cop event has been rescheduled for Thursday, September 8<sup>th</sup> at 6:30pm. She also announced that she is working with HCPD to determine the best way to distribute rebuilt bicycles that a resident is providing.
- **Ms. Gottsagen** announced that she is working with the Forest Ridge Apartments Homework Club to set up a meet and greet with the HCPD.

## Board Bulletin Board

- **Ms. Warren** thanked everyone who came to the community pool party and thanked those who volunteered at the event.

The OMCA Board meeting was adjourned at 9:50 pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

## Action Items from August 9, 2016 OMCA Board Meeting

### **FOR BOARD MEMBERS:**

**FOR STAFF:** Ms. Cederbaum will send a letter to the Street Captains thanking them for their years of service as Street Captains and inform them that the program as it was has ended and encourage them to be part of a group to discuss welcome initiatives ideas.

Ms. Cederbaum will handle the donation for the SFES teacher via Go Fund Me.