



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

November 29, 2016

OMCA Regular BoD Meeting

Ms. Thomas called the regular meeting of the OMCA Board of Directors to order at 7:06 pm.

Present: Ginny Thomas; Co-Chair, Jonathan Edelson; Vice Chair, Kay Wisniewski; AC Chair, Judy Gottsagen, Lynn Engelke (arrived at 7:15pm), Paul Verchinski, Reginald Avery; CA Rep, Sandy Cederbaum; Village Manager, Brigitta Warren; Event & Administrative Coordinator

Also Present: See resident list.

Absent: Bill McCormack; Co-Chair

Opening of Meeting

- **Mr. Verchinski** motioned to amend the November 9, 2016 agenda to include an informal discussion about the November 15th consultant's presentation after the OMCA Committee Reports. **Ms. Wisniewski** seconded and the motion passed (5-0-0).
- **Mr. Avery** motioned to approve the amended November 9, 2016 agenda (ATTACHMENT "A"). **Mr. Edelson** seconded and the motion passed (5-0-0).
- **Ms. Wisniewski** motioned to accept the November 9, 2016 OMCA Board meeting minutes (ATTACHMENT "B"). **Mr. Edelson** seconded and the motion passed (5-0-0).

New Business

Draft Resource Guide Discussion

- **Ms. Warren** gave an overview of the process of compiling the draft Homeowners Resource Guide (ATTACHMENT "C") that will eventually be available on the Oakland Mills website. She asked for suggestions for changes.
- **Ms. Thomas** suggested that other Columbia villages could put it on their websites once it is complete. She also suggested that it could possibly go up on the Columbia Association website.
- **Mr. Verchinski** suggested adding more information with each of the websites as it was a little confusing to navigate and it might be difficult for residents to follow.
- **Ms. Cederbaum** stated that if it is too detailed it might be too hard to maintain. The idea was to empower the residents with the information provided.
- **Mr. Edelson** suggested putting the information on the columbiavillages.org website. **Ms. Cederbaum** stated she could look into that.
- **Mr. Engelke** stated that the NEAC had looked at the resource guide and they were behind it. She suggested launching the Homeowners Resource Guide on our website at the same time as the new

Architectural Guidelines were released. She also suggested doing the Resource Guide using a question and answer format.

- **Mr. Avery** stated that from a CA point of view it is very helpful to have a resource guide and this document is a good start.
- **Ms. Thomas** suggested adding phone numbers where available.
- **Mr. Edelson** suggested taking out the actual web addresses and making it a “Click Here” which links the user to the website.

Board Discussion of evaluation criteria for evaluating the village manager

- **Mr. Edelson** distributed the proposed “Oakland Mills Community Association Village Manager Performance Document” (ATTACHMENT “D”). He gave clarification that this document is generalized evaluation criteria for the Oakland Mills Village Manager and not specific to the current Village Manager.
- **Mr. Edelson** gave an explanation as to how he came up with the evaluation document. He stated that the majority of the village boards had approved to hire an HR firm that had created position descriptions for each of the village positions. The evaluation document uses the position description for the village manager and lays out a rating scale.
- **Mr. Verchinski** stated that when the position description was done, the OMCA Board never reviewed it and accepted.
- **Ms. Wisniewski** motioned to adopt the Village Manager position description used to create the evaluation document. **Mr. Edelson** seconded.
- A discussion regarding the position description as well as the evaluation document took place; what should be included, the weight it should be given and the timeline.
- **Mr. Edelson** stated he will look at the feedback and continue to accept suggestions and make the revisions.
- **Ms. Wisniewski** withdrew her motion.

Old Business

Follow up Discussion of Stevens Forest Road Roundabout/Alternative Options

- **Ms. Wisniewski** made a motion that the OMCA Board support the mini-roundabout option to address the safety concerns at the intersection of Stevens Forest and Farewell Roads. **Ms. Thomas** seconded and the motion passed (6-0-0).

Columbia Board of Directors Report

- **Mr. Avery** stated that the CA Budget Book is being given out because the CA Board will be working on the CA budget between the months of January and February.
- The CA Board is currently working on Milton Matthews’s evaluation.
- The CA Board will be looking at each of its specific entities and how CA deals with the Columbia villages. They will be reviewing the formula for money given and money received between CA and the Columbia villages.
- **Ms. Thomas** asked about the amount of money CA is supplementing Haven on the Lake. **Mr. Avery** responded it is in the CA Budget Book from last year, but he does not know about this year. He stated he will follow up.

Manager's Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "E") and asked if there were any questions.
- **Ms. Cederbaum** stated that Howard County will have its FY18 Citizen's Budget Hearing on December 14th. She has signed up the OMCA Board to testify. **Ms. Thomas** asked **Ms. Cederbaum** to draft a letter with all of the relevant issues for testimony.
- **Ms. Thomas** asked about the contingency fund and the status of the electronic voting.
- **Ms. Cederbaum** responded that the majority of the village Boards voted to look into it. Village managers have not moved forward due to a variety of reasons. An attorney did look at village by-laws to see if electronic voting was possible.
- **Ms. Thomas** asked if the OMCA Board voted no.
- **Ms. Cederbaum** responded yes, the OMCA Board voted no, but the majority of the village boards voted yes.
- **Ms. Thomas** stated she will revisit with the village Board chairs at their next meeting. She suggested possibly taking it off the table.

Committee Reports Architecture Committee

- **Ms. Wisniewski** distributed her report (ATTACHMENT "F").

Education

- **Mr. Edelson** stated that the next Education meeting will be held on December 13th at 6pm.
- He relayed the sad news that Jennifer Anderson, Assistant Principal at TSES, has passed away.
- **Mr. Edelson** announced that Thunder Hill ES was listed #14 as the Best Public School in the Baltimore Region in the Niche ratings. Oakland Mills MS and Oakland Mills HS were in the top 40 and TSES and SFES were in the top 50.

NEAC

- **Ms. Engelke** distributed her report. (ATTACHMENT "G").
- **Ms. Engelke** stated that the AC Review committee is meeting again next Tuesday to go over the final draft of the revised Architectural Guidelines.
- The workshop that will be held January 7th has been firmed up.
- There will be no NEAC meeting in December, but if individuals want to help with the workshop in January, please let **Ms. Engelke** know.
- A NEAC meeting was held today where lots of ideas as to how to engage the Latino population were discussed with a variety of presenters.

Safety and Security

- **Ms. Gottsagen** distributed her report (ATTACHMENT "H"). **Ms. Gottsagen** announced that there will be no meeting in December and the next meeting will be held January 13th.
- **Ms. Cederbaum** stated that there is a new HC Youth Police Liaison and she will forward **Ms. Gottsagen** his name.

Feedback Regarding Feasibility Study Consultants November 15th Report

- **Mr. Verchinski** stated that he sent in direct comments through the comment form on the website. He indicated that the overall consideration of the Consultant's report they did not look at the school playing fields. **Mr. Verchinski** suggested that Blandair fields are not in use during the day and asked why it was necessary to have separate playing fields when the Blandair fields could be used by the schools.. There is a possibility for dual use. Oakland Mills should maximize the use of what they already have. He stated that he did realize there may be some potential conflicts. **Mr. Verchinski** also stated that there was no discussion on Bridge Columbia, the consultants never gave an answer regarding when Weis' lease expire and what is the plan for something in their place if they walk away and in regards to the Exxon lot, more research needs to be done.
- **Mr. Edelson** stated that looking at the school fields for land is not at all okay. If word got out that there was any consideration about the school fields being taken away there would be a lot of angry parents and students. He stated it is definitely the wrong way to go. If OMCA is trying to sell their village, it would not look good to try and sell schools that do not have athletic fields.
- **Mr. Avery** stated that as the President of the Howard County PTA Council, he can safely say that there would be more than just Oakland Mills school PTA's that would be upset regarding taking away the school fields. The use of school fields for building is a bad idea.
- **Ms. Engelke** stated that the school field issue is a non-starter. She also stated that the zoning and the deed of the Exxon site were not part of the feasibility study deliverables. Howard Hughes currently has the covenants on the land use for the Exxon lot. She stated she was disappointed there was no discussion of the pedestrian bridge and the impact it will have.
- **Ms. Wisniewski** stated that when the VCCP was written the goal was to create a new focus for the village. The amount of supermarket competition in Columbia, lead the need for another focus. She stated she was disappointed that the consultants did not go to upper level management at Weis to see what the future looks like.
- **Mr. Edelson** stated that he agreed, the consultants should have gone to upper level management at Weis. He also stated that regarding the Exxon lot, something has to be done and we did not need the VCCP or the feasibility study to know that.
- **Mr. Avery** stated that something needs to be done with the Exxon lot regardless.
- **Ms. Engelke** stated that she also thinks something needs to be done with Sam's Mart. She stated that based on the findings of the feasibility study if Oakland Mills "plays ball" with what might be suggested as feasible for development, it would benefit possible further development. Development signals something is happening.
- Resident Michael Smith stated that the school fields are not underutilized as outside organizations use the fields. He stated that Blandair Park fields are not necessarily used during the day. He suggested getting information out to residents about the things that go on at Blandair Park. **Ms. Thomas** suggested putting the information on the HC Recreation and Parks website.
- **Ms. Engelke** stated that Blandair Park is at our doorstep and it should be utilized.
- **Mr. Edelson** stated that the village is missing out on an opportunity to let visitors to Blandair Park know what is in Oakland Mills.
- Resident Claudia Hollywood asked if CA wants to make the ice rink bigger and better. **Mr. Avery** responded that there is money in the CA budget for improvements to the ice rink. **Ms. Thomas** asked if the CA has taken any position on the ice rink. **Mr. Avery** stated that the ice rink is in the CA's plan to look at.
- **Mr. Edelson** stated that he is not convinced of the parking limitations that were mentioned in the consultant's report. He suggested using other areas for overflow parking.
- A resident asked if CA was open to putting townhomes on the pathway along the Shadow Oaks Condominiums.

- **Ms. Thomas** responded that her understanding was the suggestion was to move the path in front of the village center stores.

Board Bulletin Board

- **Ms. Warren** announced the Gingerbread House Decorating on December 7th and the Breakfast with Santa that will take place on December 10th.
- **Ms. Cederbaum** stated that Jackie Colvin, an OM resident, has volunteered to put together the Flier ad and work on Jazz in the Mills flyers.
- **Mr. Avery** stated that if anyone is planning to go to the presidential inauguration in January, please use caution and know that there will be a high level of security.
- **Mr. Edelson** announced the Girls on the Run 5K that will take place this Saturday, December 3rd; TSES, THES, SFES and OMMS will be participating.

The OMCA Board meeting was adjourned at 8:57pm

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from November 29, 2016 OMCA Board Meeting

FOR BOARD MEMBERS: Send additional comments to Ms. Warren for Resource Guide

Mr. Edelson: Revise draft of village manager criteria for evaluation and revise Village Manager job description based on board discussion.

Mr. Avery: Provide Board past CA subsidy for Haven on the Lake and what is the proposed subsidy in FY 18 Budget

FOR STAFF: Ms. Warren: Post Resource Guide on web.

Ms. Cederbaum: Print letter regarding roundabout for SF/Farewell for board chairs signatures

Ms. Cederbaum: Draft testimony of for 12/14 County Exec. Citizen Budget Hearing

Ms. Cederbaum reviewed the HC Rec and Park website and there are no listings of schedule of activities at the parks.