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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

**December 13, 2016**

### **OMCA Regular BoD Meeting**

**Mr. McCormack** called the regular meeting of the OMCA Board of Directors to order at 7:12 pm.

**Present:** Ginny Thomas; Co-Chair, Bill McCormack; Co-Chair, Jonathan Edelson; Vice Chair, Kay Wisniewski; AC Chair, Judy Gottsagen, Paul Verchinski, Reginald Avery; CA Rep (arrived at 8:10pm), Sandy Cederbaum; Village Manager, Brigitta Warren; Event & Administrative Coordinator, Bob Bellamy; Covenant Advisor

**Also Present:** See resident list.

**Absent:** Lynn Engelke

### **Opening of Meeting**

- **Ms. Thomas** motioned to accept the December 13, 2016 agenda (ATTACHMENT "A"). **Ms. Wisniewski** seconded.
- **Mr. McCormack** motioned to amend the agenda to include County Executive's hearing testimony discussion after the Maryland State Delegation discussion. **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to accept the November 29, 2016 OMCA Board meeting minutes (ATTACHMENT "B"). **Mr. Edelson** seconded and the motion passed (6-0-0).
- **Mr. McCormack** stated that the OMCA Board had researched Roberts Rules of Order and did not find anywhere where Board members were able to table residents' remarks. Residents will have up to three minutes as individuals and organizations up to five minutes to speak during Resident Remarks.
- **Mr. McCormack** stated that a Board member must have approval of the majority of the Board to put a Board generated document into a staff members file. A discussion took place regarding the exact wording that is necessary. The final wording decided upon was this: **A Board member must have approval of the majority of the Board to direct an employee to insert a document in an employee's personnel file.**

### **New Business**

#### **Covenant Advisor's 2<sup>nd</sup> Quarter Activity Report and Violations Log Update**

- **Mr. Bellamy** distributed his second quarter activity report (ATTACHMENT "C"). He also distributed the OMCA Violations Log to OMCA Board members only for their review.

- **Ms. Wisniewski** called to order a meeting of the Architecture Committee at 7:26pm.
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 9592 Standon Place. **Mr. Edelson** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to send the 15 day notice to CA and if no response from the owner a resolution to CA regarding 9446 Macomber Lane. **Mr. McCormack** seconded and the motion passed (6-0-0).
- The Architecture Committee meeting adjourned at 7:29pm.
- **Mr. McCormack** asked **Mr. Bellamy** if he was seeing any trends in Oakland Mills. **Mr. Bellamy** responded that with the economy getting better, houses are selling and residents are reinvesting in their property. **Ms. Wisniewski** stated that the Pacesetter models are being purchased and owners are working on giving them facelifts.
- **Mr. Verchinski** asked if houses that are being posted for sale are requesting letters of compliance. **Ms. Cederbaum and Mr. Bellamy** stated that there have been a record number of requests for letters of compliance.
- **Ms. Thomas** asked if **Mr. Dudek** goes out to see if a house that is for sale is in compliance per a request for a letter of compliance and there are problems, but they are not corrected, is anything done about it. **Mr. Bellamy** responded that **Mr. Dudek** follows up, but no flag is put on the house. **Ms. Cederbaum** stated that there are instances when a letter is sent out to the new owners. **Ms. Thomas** asked if this process could be modified. **Ms. Wisniewski** stated it is a Columbia wide process. **Mr. Bellamy** stated he would check with the other village covenant advisors as it is a common issue. **Ms. Verchinski** asked if it was a legal issue. **Ms. Cederbaum** stated that the sellers do not have to produce a physical letter of compliance, but, per Maryland law, must disclose non-compliant issues to buyer
- **Ms. Thomas** asked about residents parking their cars up on the grass because they are afraid of being hit. **Mr. Bellamy** responded that this is a violation and if a complaint is made he must follow up.

### **Board Discussion of Maryland State Delegation’s December 21<sup>st</sup> Public Hearing on drafted local legislation**

- **Ms. Thomas** asked if there was any legislation the OMCA Board should be concerned with for the hearing of testimony on December 21<sup>st</sup> at 7:30pm at the George Howard Building. **Mr. Edelson** responded that the Education committee discussed the three different versions of the Howard County Board of Education Election of School Board members. After hearing from the Education committee, he recommended that now is not the time to take a stand as a village board because the Education committee is not in an agreement over which option is the best.
- **Ms. Cederbaum** asked if someone from the OMCA Board wanted to testify regarding the *Howard County – Noise Control – Outdoor Concert Venues, Ho. Co. 18-17*. **Ms. Thomas** stated that the OMCA Board should look at the letter that was sent by the OMCA Board to the County Executive regarding this issue and see if the OMCA Board wants to make any changes to the bill. **Mr. McCormack** stated that he does not think it addresses the concerns that the OMCA Board had. **Ms. Thomas** stated she would work with Delegate Hill to possibly amend the bill. **Ms. Thomas** will contact HCCA to possibly assist her in proposing amending the bill. **Ms. Thomas** asked if she needed to bring the proposed amendments back before the OMCA Board. **Ms. Wisniewski** stated no, as long as she stayed with what was in the original OMCA letter.
- **Ms. Thomas** will be testifying at the County Executive’s Budget Hearing tomorrow, 12/14. (ATTACHMENT “D”).

### **Old Business**

#### **Board Discussion of evaluation criteria for evaluating the Village Manager**

- **Mr. Edelson** sent out edits of both the Village Manager Performance Document (ATTACHMENT “E”) and the Village Manager Position Description (ATTACHMENT “F”). He stated he would prefer to wait until **Ms. Engelke** was present to further this discussion. The OMCA Board will revisit these documents in January 2017.

### Board Co-Chair Remarks

- **Ms. Thomas** and **Mr. McCormack** attended a meeting with representatives from the Oakland Ridge Industrial Park today. **Ms. Thomas** thanked **Ms. Cederbaum** for arranging the meeting. The owners do not have staff to work with covenants currently. **Mr. McCormack** stated that all properties in Oakland Ridge pay the CA lien fees. He suggested for them to approach CA and ask for help with covenant enforcement. The village Board chairs will be meeting with Milton Matthews, CA President, and will be discussing this issue. **Mr. McCormack** thanked **Ms. Cederbaum** for setting up the meeting and he thanked Mr. Dorton and **Mr. Verchinski** for their persistence on this issue.
- **Ms. Thomas** stated she had spoken with Weis management and they do not own the empty space next to their store. Their current lease is a short lease and expires in 2018. **Ms. Gottsagen** asked what Weis said about their current security. **Ms. Thomas** responded that they are aware of the situations. **Mr. Edelson** suggested speaking with Cedar Properties about security since it is not all Weis’ property.

### Columbia Board of Directors Report

- **Mr. Avery** distributed a report from CA’s Vice President and CFO, Susan Krabbe, that shows how much funding CA has given Haven on the Lake from its conception to the present (ATTACHMENT “G”). He stated that CA is leasing the space in the building from Whole Foods.
- **Mr. Verchinski** asked about the capital costs. **Mr. Avery** stated he would ask and get back to the OMCA Board.
- **Mr. Avery** corrected his statements from the last OMCA Board meeting. CA has budgeted to making improvements to the current ice rink only.

### Manager’s Report

- **Ms. Cederbaum** had distributed her report electronically (ATTACHMENT “H”).
- **Ms. Cederbaum** also distributed the FY 17 2nd Quarter Financials and asked for them to be accepted by the Board.
- Currently the dumbwaiter is the biggest issue as it keeps on breaking down. **Ms. Cederbaum** will be writing a letter to Jane Dembner regarding this issue.
- **Ms. Thomas** asked about Board member names on Facebook. Mr. Edelson stated that names and contact emails are listed in the “About” section of the page.
- **Ms. Thomas** asked about the status of the Town Center legislation. **Ms. Cederbaum** responded that she just received this legislation today. She will be going through it and sending information out to the Board. **Ms. Thomas** will let **Ms. Cederbaum** know of the specific issues OMCA has regarding this legislation and **Ms. Cederbaum** will follow up.
- **Mr. McCormack** motioned to accept the FY 17 2<sup>nd</sup> Quarter Financials. **Mr. Edelson** seconded and the motion passed (6-0-0).
- **Ms. Cederbaum** requested putting the proposed Employee Personnel Handbook on the January agenda for discussion.

## **Committee Reports**

### **Safety and Security**

- **Ms. Gottsagen** distributed her report (ATTACHMENT “J”). The next Safety and Security meeting will be held January 17<sup>th</sup> at 7pm.

### **NEAC**

- **Ms. Engelke** distributed her report along with information regarding the January 7, 2016 workshop. (ATTACHMENT “K”).

### **Education**

- **Mr. Edelson** stated that the Education committee met this evening.
- The committee has been discussing the Elementary School Readiness Model. Other schools that are currently using this model will be getting together to discuss. He will be advocating polling the parent population to get feedback regarding the ESRM to present to the HC Board of Education.
- Due to the recent racial incident at OMHS, the Education committee is working on a community event with the topic being inclusion in our community.
- Mr. DiTimasso had gone to the redistricting committee meeting. The outcome looks positive for a greater situation for socio economic diversity.

### **Arts Advisory**

- **Mr. Verchinski** stated that the OMHS Arts Honor Society have presented renderings for the police trailer. He shared the renderings with the Board and indicated where each rendering would possibly go on the trailer. He requested that the renderings be sent out in an eNews for the community to vote on which rendering they would like to see on the police trailer. He stated once the community has their input, a final decision could be made in January.
- **Mr. McCormack** asked if **Mr. Verchinski** had spoken with the police department. **Mr. Verchinski** responded yes, and they are receptive but have not made any formal commitment as of yet.
- **Mr. Verchinski** stated that the OMHS art students would possibly paint the trailer in the spring of 2017. He asked if the Board was in agreement with this. The Board responded yes.

### **Board Bulletin Board**

- **Ms. Warren** thanked **Mr. Avery** and **Mr. Edelson** for cooking in the kitchen during Breakfast with Santa. She stated that both the Gingerbread House Decorating and the Breakfast with Santa were huge successes.
- **Ms. Cederbaum** announced that the Jazz in the Mills holiday concert was also a huge success.
- **Mr. Avery** stated that after all these years the Army beat the Navy. He is also happy to have his wife and daughter back home for the holidays.
- **Mr. Edelson** complimented the Breakfast with Santa event. He also stated he received a thank you note from the Conflict and Mediation Center for the donation they received in appreciation for their assistance with the BOE Candidate Forum.
- **Mr. McCormack** wished everyone a Happy Hanukkah, Merry Christmas, Happy Kwanza, Happy New Year and a Happy Chinese New Year.

The regular OMCA Board meeting was adjourned at 8:49pm

The OMCA Board went into a closed session meeting at 8:50pm.

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

### **Action Items from December 13, 2016 OMCA Board Meeting**

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

**Ms. Thomas to speak with Delegate Hill about the proposed State legislation regarding noise levels at Merriweather.**

#### **FOR STAFF:**

**Ms. Cederbaum and Ms. Warren to send an email w/art drawings and ask residents to vote.**

**Ms. Cederbaum to continue review of Downtown Affordable Housing Legislation that could impact Oakland Mills.**