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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

**February 28, 2017**

### **OMCA Regular BoD Meeting**

**Mr. McCormack** called the regular meeting of the OMCA Board of Directors to order at 7:08 pm.

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

**Also Present:** John DiTomasso, OMCA Education Committee, Co-Chair; See resident list.

- **Mr. McCormack** stated that Oakland Mills Board of Directors has determined that Reg Avery no longer meets the requirement to be the Columbia Council Representative. He no longer meets the requirements to be a member of the Oakland Mills Community Association. **Mr. Avery** called for a Point of Order and stated that it was his understanding **Mr. McCormack** spoke with Milton Matthews, CA President, Sheri Fanaroff, CA Legal Counsel, and Andy Stack, CA Board Chair, who told **Mr. Avery** what was discussed. **Mr. Avery** asked if the items discussed had been taken care of. **Mr. McCormack** stated that the OMCA Board was not going to discuss this issue any further at this time. **Mr. Avery** stated that according to CA, he is still the Columbia Council Representative. He indicated he was willing to telephone Ms. Fanaroff at that moment to verify. **Mr. McCormack** continued with the Board meeting. **Mr. Avery** called for a Point of Order and asked for a response. **Mr. McCormack** stated that per advice of legal counsel, the OMCA Board of Directors was not going to discuss it any further and the meeting would continue.
- **Mr. McCormack** announced pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session on February 14, 2017 in order to have consultation with legal counsel. Five of the OMCA Board members were present. The meeting began at 8:59pm and ended at 9:26pm.
- **Mr. McCormack** announced pursuant to Maryland Home Owners Association Act the Oakland Mills Community Association Board of Directors voted to meet in closed session on February 17, 2017 in order to have consultation with legal counsel. Five of the OMCA Board members were present (**Mr. Edelson** was present by telephone). The meeting began at 10:03am and ended at 11:14am.
- **Mr. Avery** asked **Mr. McCormack** if he realized that he was out of order as **Mr. Avery** stated he does currently sit on the CA Board until the end of April 2017.

## Opening of Meeting

- **Ms. Thomas** motioned to accept the February 28, 2017 agenda (ATTACHMENT “A”). **Ms. Wisniewski** seconded. **Mr. Edelson** motioned to amend the agenda to include the election committee discussion under New Business. **Ms. Thomas** seconded and the amendment passed (6-0-0).
- **Ms. Thomas** motioned to amend the agenda to include a closed session at the end of the agenda regarding personnel. **Mr. Verchinski** seconded. **Ms. Wisniewski** stated she felt there was no reason to go into a closed session to discuss this personnel matter. A vote was taken and the motion failed (3-4-0).
- **Ms. Engelke** motioned to amend the agenda under Old Business to postpone voting on the artwork selection for the police trailer until we have clarification regarding the status of the project and alternatives to proceeding with it. **Ms. Engelke** stated she thinks it is a moot point to vote on the artwork when the police have stated they do not want the mural. **Mr. Edelson** seconded.
- A discussion regarding the necessity of the vote and the next steps that would be taken took place. A vote was taken regarding removing the “Vote on artwork selection for police trailer mural” from the agenda and failed as a tie vote (3-3-1).
- **Mr. McCormack** asked for a vote on the amended agenda. A vote was taken and passed (7-0-0).
- **Ms. Wisniewski** motioned to accept the amended agenda for February 28, 2017 OMCA Board meeting minutes (ATTACHMENT “B”). **Ms. Gottsagen** seconded and the motion passed (6-0-1).

## Resident Speakout

- Resident Pat Harrington was present to express his disappointment regarding the police trailer art mural survey that there was not an option for not painting a mural on the trailer or for only painting some of the sides. He asked if the vote is tallied and the approved images are sent to the police department, what do they do from there. **Ms. Thomas** responded that **Mr. Verchinski** will follow up with the police. **Mr. McCormack** clarified that this is the first step in the process. Mr. Harrington asked if the OMCA Board would be voting on the final product. **Mr. McCormack** stated that it would most likely be a back and forth process. **Ms. Thomas** stated that there will be a financial aspect that will also have to be voted on.
- Resident Jervis Dorton stated that he thought the trailer was “ugly” and he did not think there should be attention drawn to it by a mural. He also gave an update regarding the Oakland Ridge Business Park. Mr. Bruce Jaffe has made a new submission, the Environmental Concept Plan, the same plan he submitted previously with a few minor changes. Mr. Dorton stated that this newly submitted plan goes against the current FDP. He asked the OMCA Board if they would be willing to put together a letter addressing the issue to the Architecture Committee of the Oakland Business Park asking if they have received submission of the plan and also if they were aware that Mr. Jaffe was proposing to knock down the Hittman building and put up four single level buildings and use the remaining space for a parking lot which also violates the FDP and the Architecture Guidelines. **Mr. McCormack** proposed writing a letter from the OMCA Board to Steve Smith and the Oakland Ridge Business Center and copy the Glenmont Association asking if they were aware of these particular changes and if they were pursuing compliance.
- **Mr. Verchinski** motioned to send a letter from the OMCA Board to Steve Smith asking whether there has been any review of these two properties under their association covenants because it doesn’t square with the current FDP. **Ms. Wisniewski** seconded.
- **Ms. Engelke** asked why the plan of doing this small shopping center isn’t going to the Howard County Department of Planning and Zoning. Mr. Jervis responded it will eventually, but gave steps before it gets to that level. He stated that by the time it gets to the Howard County Department of Planning and Zoning it is difficult to make changes to the plan.
- **Mr. McCormack** called for a vote and the motion passed (7-0-0). **Mr. McCormack** requested **Ms.**

**Cederbaum** draft the letter. **Ms. Cederbaum** requested **Mr. McCormack** forward her the email that the OMCA Board received from Mr. Dorton.

## Old Business

### Vote on Artwork Selection for Police Trailer mural (ATTACHMENT “C”)

- **Mr. Verchinski** motioned to endorse the majority votes on each one of these murals and submit to the police department with other remaining murals for their information. **Ms. Thomas** seconded.
- **Mr. Verchinski** stated that the key is that the OMCA Board provide what the results were and add that it is the sense of the committee that we would go with the majority vote. He requested to state in the letter that we understand that this is a recommendation from the OMCA Board and it is solely up to the police department what, if any, of these murals are done. The other item to be included in the letter is to request that a meeting be held the OMCA Board and HCPD to further discuss this after they have had time to look at it.
- **Mr. Verchinski** gave background regarding the trailer. Mr. Dorton suggested that a large sign be placed in front of the trailer saying “Oakland Mills Village Center.” **Mr. McCormack** stated that when the OMCA Board voted to move forward with the mural on the trailer, the police trailer had not yet been painted.
- A vote was taken and the motion passed (4-2-1). **Mr. McCormack** stated that after the art selections are forwarded to the police, the OMCA Board should have a meeting with the HCPD to discuss further.

### Vote on Revised Architectural Guidelines

- **Ms. Wisniewski** stated that all comments and suggestions have been taken into consideration and incorporated as much as was possible.
- **Ms. Wisniewski** motioned to send the revised Architecture Guidelines as currently posted to CA for legal review. **Ms. Thomas** seconded and the motion passed (7-0-0).
- **Ms. Thomas thanked everyone involved in the guideline revision process.**
- **Ms. Cederbaum** called for a Point of Order and asked if they voted on a date that the guidelines will go into effect.
- **Ms. Thomas** motioned that the Architectural Guidelines be effective March 28, 2017 unless there are substantive changes to be made. **Mr. Verchinski** seconded and the motion passed (7-0-0).

## New Business

### Election Committee Resolution

- **Mr. Edelson** distributed two versions (A and B) of a resolution that he put together in response to legal counsel’s advisement (ATTACHMENT “D”).
- **Ms. Thomas** motioned to accept Resolution A as proposed. **Ms. Wisniewski** seconded and the motion passed (7-0-0).

### Board Co-Chair Remarks

- **Ms. Thomas** stated that the OMCA Board is still waiting to hear back from Howard County as to when the final report from the feasibility study will be presented to the community.

### Manager’s Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT “E”).
- **Ms. Cederbaum** distributed the FY17 3<sup>rd</sup> Quarter Financials for approval (ATTACHMENT “F”). **Ms.**

**Gottsagen** motioned to accept the FY17 3<sup>rd</sup> Quarter Financials as submitted. **Ms. Wisniewski** seconded and the motion passed (7-0-0).

- **Ms. Cederbaum** stated she had received final changes to the Employee Handbook late today and would be forwarding it to the OMCA Board.
- A discussion regarding election procedures took place.
- Alan Romack, OMMS PTA President, will be sending **Ms. Cederbaum** some information for a letter that the OMCA Board will submit to the HC County Executive similar to the TSES school support letter regarding renovations to OMMS and TSES
- Ms. Cederbaum handed the board the Administrative Assistant job description and will advertise the job opening.

## **Committee Reports**

### **Architecture**

- **Ms. Wisniewski** distributed report (ATTACHMENT “G”).

### **Education**

- **Mr. Edelson** announced that Dr. Bess Altweger, HC Board of Education Oakland Mills cluster rep, will be at the March 28, 2017 Education Committee meeting. The meeting will be from 6:00pm – 7:00pm.

### **NEAC**

- **Ms. Engelke** stated Gerry Witte and Phil Engelke were both at the NEAC meeting tonight. They discussed the February 14, 2017 proposed task force idea with NEAC committee members.
- **Ms. Engelke** announced the 3<sup>rd</sup> and final RRR workshop that will take place on Saturday, April 8, 2017 at The Other Barn from 9:30am to 12:30pm. It will include information and speakers about landscaping and upgrading lawns and gardens.

### **Safety and Security**

- **Ms. Gottsagen** distributed report (ATTACHMENT “H”).
- **Ms. Gottsagen** announced the Consumer Awareness Workshop that will take place on May 17, 2017 at The Other Barn discussing scams.

### **Board Bulletin Board**

- **Mr. Edelson** thanked **Ms. Warren** and **Ms. Cederbaum** for Bingo on February 3<sup>rd</sup>.
- **Ms. Gottsagen** announced that there will be another Bike with a Cop, date to be determined.
- **Mr. Verchinski** announced the Citizen’s Input to HC Budget meeting that will take place on March 8, 2017.
- **Ms. Wisniewski** motioned that (1) the OMCA Board proceed no further with any evaluation of the Village Manager until the end of the Board year and (2) her final evaluation be drafted by the Vice Chair, in accordance with our Staff Management Policy of September 27, 2016. **Ms. Engelke** seconded and the motion passed (4-3-0).

The regular OMCA Board meeting was adjourned at 8:43pm

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

**Action Items from February 28, 2017 OMCA Board Meeting**

**Board and Staff Action Items:**

**Board Action: Gottsagen: Obtain Bike with a Cop Date**

**Staff Action: Cederbaum: Draft Letter to Steve Smith, Oakland Ridge Industrial Park  
Draft letter to County Exec. regarding funding renovations at  
TSES and OMMS**

**Draft letter to Lt. Reidy-Hall regarding Art Mural Selection**

**Draft letter to Steve Smith, Oakland Ridge Industrial Park**

**Advertise Administrative Assistant Job**

**Send AC Guidelines to Sheri Fanaroff**

**Draft revised testimony for County Exec. 2<sup>nd</sup> Budget Hearing on 3/8**