



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

March 28, 2017

OMCA Regular BoD Meeting

Mr. McCormack called the regular meeting of the OMCA Board of Directors to order at 7:07 pm.

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

Also Present: Val Barnard, CA Assistant Director of Sales and Training; See resident list.

Opening of Meeting

- **Ms. Wisniewski** motioned to accept the March 28, 2017 agenda (ATTACHMENT "A"). **Ms. Thomas** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to accept the February 28, 2017 OMCA Board meeting minutes (ATTACHMENT "B"). **Ms. Wisniewski** seconded and the motion passed (6-0-0).
- **Ms. Thomas** motioned to accept the March 14, 2017 OMCA Board minutes from the Board meeting that was held by conference call due to inclement weather (ATTACHMENT "C"). **Ms. Gottsagen** seconded and the motion passed (6-0-0).
- **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 March 14, 2017 in order to have consultation with legal counsel. **Ms. Thomas** motioned to go into closed session at 7:33pm on March 14, 2017. **Ms. Gottsagen** seconded and the motion passed (7-0-0). The closed meeting was adjourned at 8:06pm.

New Business

CA Marketing "Roll Out of Membership Plans

- Val Barnard, CA Assistant Director of Sales and Training distributed a handout explaining the new CA Membership Structure (ATTACHMENT "D").
- Ms. Barnard explained that CA had hired an outside firm to look at the structure of CA's rates. Residents had stated that they did not know what they were buying. A competitive analysis was done and the new membership structure was designed.
- The membership rates will begin May 1, 2017 for new members. There will be an electronic conversion of current members to ensure the right fit. At the time of a current members' anniversary or renewal date, the new rates will be phased in.
- **Ms. Gottsagen** asked if when the gym the member has chosen as their one gym is closed, can they go to another gym. Ms. Barnard stated yes, they can.

- Ms. Barnard stated that with the iFit membership, the member does not have access to specialty classes. The CA Fit and Play grants the member priority registration for specialty classes.
- Ms. Barnard stated that current Package Plan members will transition into a watered down CA Fit and Play. Over the course of 5 years, current Package Plan members will see a larger rate increase during their renewal time.
- Ms. Barnard stated that all rates will be posted on the CA website by early April.
- **Ms. Engelke** asked what the “Extra fees apply” means. Ms. Barnard stated that if you want to participate in something that is outside your membership group, you will pay extra fees.
- Resident Carol Brain asked if the website listed what classes have extra fees. Ms. Barnard stated no.
- Ms. Barnard stated that there is a 10% discount for seniors who are CA residents who are ages 65 and older. Ms. Barnard stated there is a 50% discount for CA residents who are income-qualified.
- Mr. McCormack asked if the senior discount automatically gets applied. Ms. Barnard stated that the membership staff is trained to let residents know what discounts are available.
- **Ms. Wisniewski** asked if there was still a women’s gym. Ms. Barnard responded, yes.
- Any questions or concerns please email CA. There is a list of FAQ’s regarding the new membership rates on the CA website.

Feasibility Study, Next Steps Discussion

- **Ms. Thomas** stated that Marsha McLaughlin will be present at the April 18, 2017 OMCA Board meeting to discuss next steps.
- **Mr. Verchinski** stated that there was a recommendation in the report to build townhomes in Oakland Mills. He asked if OMCA was going to follow through with this recommendation or are we going to ask for something different.
- **Ms. Wisniewski** stated she was not in any hurry to change the VCCP until we know whether Weis is staying or going. She added she was not sure what OMCA needed to do to align with the VCCP.
- **Mr. Edelson** stated he would not rush into amending the VCCP. He suggested working with what Oakland Mills currently has to offer, such as Blandair Park.
- **Ms. Engelke** agreed with **Mr. Edelson** and stated that the OMCA Board should proceed with reasonable, incremental changes that accentuate what Oakland Mills currently has to offer. She stated that something should happen now.
- **Mr. Verchinski** stated that the OMCA Board should not upgrade the VCCP, but start doing projects that need to be done.
- **Mr. Edelson** suggested taking what the County has to offer regarding investing money into Oakland Mills.
- **Mr. McCormack** stated that he too agreed that the VCCP did not need to be updated as it is flexible enough to use. He suggested to not put anything on hold anymore and move forward.
- **Ms. Engelke** stated that the County was very clear what the County is willing to offer for support. She stated that the study report is a good tool to use when seeking developers.
- **Mr. Edelson** stated that something immediate needs to be done with the Exxon lot, sprucing it up along with a short term solution.
- **Ms. Engelke** stated that one thing missing from the feasibility study was the impact of the upgrades to the pedestrian bridge.
- A resident asked what is happening with Grand Pointe apartments. **Ms. Wisniewski** gave updates as to some of the upgrades being made to Grand Pointe.
- Hal Kasoff discussed with the OMCA Board possible options regarding developing and what exactly they were looking for.
- **Ms. Thomas** suggested that the OMCA Board plan to meet with the County Executive and ask the County to have a task force of county organizations that will help us, including State and Federal

organizations.

- **Mr. McCormack** stated that if any residents had further comments or questions, to please contact him.

Old Business

- **Ms. Thomas** asked **Ms. Cederbaum** to please put the Pam Siroto, Esq. documents regarding land use and covenant issues up on the OMCA website.

Board Co-Chair Remarks

- Mr. McCormack acknowledged receipt of email from Buck Boehmer regarding the status of the designs for the Stevens Forest/Farewell Road roundabout.

Manager's Report

- **Ms. Cederbaum** distributed her report (ATTACHMENT "E").
- **Ms. Cederbaum** distributed the FY18 Preliminary Draft budget that had been previously sent out to the OMCA Board via email (ATTACHMENT "F"). **Ms. Cederbaum** stated that the draft budget will be posted on the OMCA website for 30 days as per MD HOA requirements. **Ms. Cederbaum** discussed changes in proposed budget; increased funding in the "Furnishings and Fixtures" line item.
- **Mr. Verchinski** expressed his frustration with the budget, specifically regarding OMCA's request from CA for a Property Standards Evaluator that got turned down. He suggested adding the Property Standards Evaluator as a line item in the OMCA FY18 Budget
- **Mr. Edelson** motioned to accept the proposed FY18 Preliminary Draft OMCA Budget and to have it posted on the OMCA website for 30 days.. **Mr. McCormack** seconded and the motion passed (6-1-0). **Mr. Verchinski** opposed.
- **Ms. Engelke** motioned to accept funding \$140 for a Village planks for the Chrysalis floor.**Mr. Edelson** seconded and the motion passed (6-0-1). **Mr. Verchinski** abstained.
- **Ms. Cederbaum** provided feedback on the Columbia Clean Up Day event **and stated that about 40 volunteers both adults and children helped clean.**
- **Ms. Cederbaum** requested nominations for Oakland Mills Volunteer(s) of the Year. There will be a reception held for the recipient on April 25th at 6:00pm.
- **Ms. Thomas** nominated Phil Engelke and Gerry Witte as 2017 Volunteers of the Year.
- **Ms. Thomas** motioned to accept the nomination of Phil Engelke and Gerry Witte as 2017 Volunteers of the Year. **Ms. Wisniewski** seconded and the motion passed (7-0-0).
- **Ms. Cederbaum** provided an Election update. The Election Forum will be held Tuesday, April 4th at 7:00pm.

Ms. Wisniewski called the Architecture Committee to order at 8:44pm

- **Ms. Wisniewski** distributed her report. (ATTACHMENT "G").
- **Ms. Thomas** motioned to send a 15 day notice to 5138 Thunder Hill Road and then if no response refer them to CA. **Ms. Engelke** seconded and the motion passed (7-0-0).
- **Ms. Wisniewski** requested an extension of three months, until July 1, 2017, for 6189 Commodore Court to complete necessary work. **Ms. Thomas** motioned to grant the extension to 6189 Commodore Court until July 1, 2017. **Mr. McCormack** seconded and the motion passed (7-0-0).
- **Ms. Wisniewski** requested that the AC remove the flag off of 6167 Encounter Row. She stated that at this time all violations have been corrected. **Ms. Thomas** motioned to remove the flag off of 6167 Encounter Row. **Mr. Edelson** seconded and the motion passed (6-0-1).

Ms. Wisniewski adjourned the Architecture meeting at 8:58pm.

Arts

- **Mr. Verchinski** stated he has sent an email to Lieutenant Reidy, but has received no response regarding the art mural.
- **Mr. Verchinski** gave an update regarding the BWI Noise Roundtable. Mr. Verchinski is a member of the Roundtable. They had their first meeting last week and a motion was passed to ask the FAA to return flight paths to what they were before last June.

Education

- **Mr. Edelson** gave feedback regarding Dr. Bess Altwerger, BOE OM Cluster Rep, who was at the Education meeting this evening. He will compile information and distribute to the Board.
- The Talbott Springs ES Renovation will be a renovation and expansion to bring it to 85 to 95 % capacity as opposed to its current 130%.
- The HC BOE Attendance Area committee will begin meeting in 2018 for redistricting to take place in 2019.
- There is no additional funding to expand all day pre-k, but pre-k will remain in the schools where it currently is held.
- Dr. Altwerger stated that there will be a comprehensive review of the Early School Readiness Model; what it should be and what it should not be.

NEAC

- **Ms. Engelke** distributed her report (ATTACHMENT "H").
- She provided an update of the agenda for the April 8th workshop that will take place at The Other Barn.

Safety and Security

- **Ms. Gottsagen** distributed report (ATTACHMENT "I").
- **Ms. Gottsagen** announced the Consumer Awareness Workshop titled "Anatomy of a Scam," that will take place on May 17, 2017 and Bike with a Cop that will take place on June 15th.

Board Bulletin Board

- **Mr. Edelson** thanked everyone who helped out with the Columbia Wide Clean Up.
- **Ms. Cederbaum** talked about the mural in the Teen Center and suggested people check it out.
- **Ms. Warren** announced upcoming events in April at The Other Barn. She also stated that her Lively Arts for Little One series has attracted many new people. Friday, March 24th, there were over 100 children present along with their caregiver.

The regular OMCA Board meeting was adjourned at 9:13pm

Respectfully submitted: Brigitta Warren, Event and Administrative Coordinator

Action Items from March 28, 2017 OMCA Board Meeting

Board and Staff Action Items:

Board Action:

Staff Action: Cederbaum:

Post Pam Sirota documents on OM Web

Contact Gerry Witte and Phil Engelke regarding Volunteers of the Year

Contact Fred Gottemoeller about illumination on bridges

Post Draft FY18 budget on Web