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# Oakland Mills Community Association

## Village Board Meeting Minutes

The Other Barn ~ 5851 Robert Oliver Place ~ Columbia, MD 21045

**Board Members:** Jonathan Edelson, Chair ~ Kay Wisniewski, Vice Chair,  
Lynn-Steven Engelke, Architectural Committee Chair ~ Phil Anderson  
Judy Gottsagen ~ Bill McCormack Jr. ~ Paul Verchinski  
Virginia Thomas, Columbia Council Representative

**May 23, 2017**

### OMCA Regular Board Meeting

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:04 pm.

**Present:** Jonathon Edelson, Chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Phil Anderson, Judy Gottsagen, Bill McCormack Jr., Paul Verchinski, Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Kay Wisniewski, Vice-chair.

**Also Present:** See resident list.

### Opening of Meeting

- **Ms. Gottsagen** motioned to accept the May 9, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (5-0-1).
- **Ms. Engelke** motioned to accept the May 23, 2017 OMCA Board meeting agenda with the amendment to add a Closed Session of the Architecture Committee to discuss removing CA Flags to three properties. (ATTACHMENT "B"). **Ms. Gottsagen** seconded, and the motion passed (6-0-0).

### Resident Remarks

Resident Paul Verchinski presented concerns regarding electioneering at the last election. He asked questions regarding who authorized allowing candidates inside the facility, who was informed of the decision, and why the policy was overturned. He called for more transparency. A discussion ensued about what occurred at the election. **Ms. Engelke** noted that in order to access the art show and plant sale, candidates had to walk through the election area. She suggested having candidates enter by a different entrance. **Mr. Anderson** suggested that there be a resolution to disallow last-minute changes to board election policy.

**Mr. Edelson** presented two gifts (honorary gavels) to former OMCA Board co-chairs Ginny Thomas and Bill McCormack. He praised their leadership over the past three years as they dealt with negative trends in the community.

### New Business

- **Ms. Engelke** nominated Paul Verchinski as External Government Issues Liaison. **Mr. Verchinski** declined the position, indicating he preferred to only be the BWI Roundtable Liaison. Appointment of an External Government Issues Liaison was tabled until the next OMCA Board meeting. **Mr. Edelson**

nominated Paul Verchinski as the BWI Roundtable Liaison. **Ms. Engelke** seconded, and the motion passed (6-0-0).

- **Ms. Engelke** stated that she talked to Gerry Witte to see if he would be willing to serve as Chair of the NEAC. He said he was not able to commit to being chair, but was willing to take a leadership role in some of the aspects of the committee. **Ms. Engelke** said that Gerry Witte suggested renaming the merged NEAC/Public Space Committee the “Public Space Steering Group.” She said that Gerry Witte and Phil Engelke would be meeting to see if they could serve as co-chairs of the committee. There were no other suggestions for chair of the NEAC. Appointment of a new chair was tabled until the next Board meeting.
- **Mr. Verchinski** volunteered to be the CA Senior Advisory Committee Liaison. **Ms. Thomas** seconded, and the motion passed (6-0-0).
- **Ms. Gottsagen** nominated Sheila Robinson as the OM Representative for the CA Watershed Committee, and **Ms. Thomas** seconded. Ms. Robinson was present and said that she accepts the position. She then asked questions to clarify what her responsibilities would be. The Board answered her questions. A vote was taken, and the motion passed (6-0-0).
- **Mr. Edelson** mentioned that a copy of Jim Alvey’s CA Tennis report (ATTACHMENT “C”) was included with the other board reports for the night. Ms. Thomas nominated and Ms. Gottsagen seconded to have Mr. Alvey be the OM Rep. to the CA Tennis Committee (6-0-0).
- **Mr. Edelson** explained that in order to make changes to the Oakland Mills Village By-laws and Articles of Incorporation, the proposed Articles of Incorporation change must either be passed by a majority vote per the Articles OR be put on a ballot with a question asking if residents want a second meeting to discuss the change. At this second meeting, residents who are present vote on the change. Those present is what is needed for either approving or not approving the proposed change. During the recent election, residents voted to have a second meeting. A decision was made to hold the second meeting on July 25, 2017 as a special meeting on the night of a regular OMCA Board meeting.
- **Mr. Edelson** presented the proposed a draft of Board Meeting Standards. He asked for a discussion of the changes. **Ms. Cederbaum** asked if something could be added that would deal with last-minute changes in OMCA Board meeting times in the event of an unforeseen circumstance such as extreme weather. **Mr. Anderson** said that the proposed due date for the first draft of the agenda is too soon. A discussion ensued, and it was decided that eight days prior to a board meeting, items should be submitted to the Board Chair. Seven days before, the first draft of the agenda will be sent to the Board members. Five days before the meeting, the draft of the agenda will be publicized. **Ms. Thomas** pointed out that amending the agenda only at the board meeting will not allow residents enough time to see changes and prepare. **Ms. Engelke** asked that a caveat be added that limiting agenda amendments to the time of the board meeting is not the board’s policy in the event of an emergency. **Mr. Edelson** requested that the Board members continue to review the proposed changes and send any comments to him. A vote will occur at the next OMCA Board meeting.
- **Ms. Engelke** read her proposed resolution regarding the Election Monitoring Committee Election Guidelines. **Ms. Thomas** suggested that the wording be changed so that the OMCA Board would be required to approve finalized guidelines prior to OMCA election day. **Mr. Anderson** asked that the word “electioneering” be removed. **Ms. Engelke** motioned that the resolution be approved with the new wording. **Ms. Gottsagen** seconded, and the motion passed (6-0-0). (ATTACHMENT “E”).

## Board Chair Report

- **Mr. Edelson** reported that the new superintendent and board of Howard County Public Schools are very supportive of Oakland Mills Village schools. The HCPS board reallocated funds from High School 13 to replace Talbott Springs Elementary School by adding \$1,000,000 in funds for TSES replacement study in fiscal year 2018. **Mr. Edelson** said the Board should continue to advocate for the replacement of TSES as the situation progresses.

## CCR Report

- **Ms. Thomas** said that Columbia needs its own planning board, not just the Howard County planning board.
- **Ms. Thomas** reported that Columbia Council has begun live-streaming its meetings.

## Manager's Report

- **Ms. Cederbaum** reported the success of "Anatomy of a Scam."
- **Ms. Cederbaum** said Deborah Buie has been hired as the new Covenant Advisor for Violations.
- **Ms. Cederbaum** said that administrative assistant Amy Carpenter has a new email that she will use to communicate with OMCA Board members.

## Board Bulletin Board

- **Mr. Verchinski** reported that the BWI Roundtable passed a charter and unanimous resolution to change BWI flight paths. The resolution was sent to the FAA. The Governor of Maryland as well as Maryland state legislators also sent letters. Maryland senators and representatives in the federal government sent letters of support for the BWI Roundtable's resolution. The FAA responded that it could not comply with the request. He said that it would take the FAA 18-24 months to change the flight paths. If the FAA continues to refuse to resolve the issue, Howard County can litigate as other government entities have. **Mr. Verchinski** strongly suggested that residents come to meetings and speak out. **Ms. Cederbaum** will send an email informing residents of the next meeting that will be held on June 20, 2017 at the Maryland Aviation Administration Office near BWI airport and Nursery Rd. **Mr. McCormack** reported that he and John DiTomasso attended a meeting about the history of redlining.
- **Ms. Engelke** said the Ms. Cederbaum created a "Property Pride" campaign with a checklist for residents to use when they look at their properties in the spring and decide on what action they should take. Covenant Advisors support the distribution of the Property Pride campaign. Also included would be a contact list to include the RAC Chair, the Covenant Advisor for Violations, and the Covenant Advisor for Applications; procedure for complaints and applications; and an education campaign. "Property Pride" will be sent to residents soon.
- **Ms. Gottsagen** said that police officer Luke Buchanan is being transferred to a new position. Officer Buchanan wants to discuss his transfer, who the next person to fill his position will be, and the transition. He requested that board members come to the Wednesday meeting where he will be speaking. **Ms. Gottsagen** also shared her Safety and Security report, pointing out that the first and last incidents on the report were never reported to the police. Bike with a Cop will be held on June 15 at 5:30 p.m.
- **Mr. Anderson** discussed the OMCA Board Discussion Facebook page he created. He said it is a closed group. People must ask to join. He explained that it is intended to be an accessible place for residents to interact and initiate conversations, not a policy-setting group. Rules for etiquette will be posted and enforced. **Mr. Edelson** said residents can raise a topic for discussion on the Facebook group but will need to attend OMCA Board meetings to request a change in policy. **Mr. Edelson** asked Mr. Anderson to provide the Board with information on how to access the page. He said that the OMCA Board should roll the page out. **Mr. Anderson** said he has not publicized the page yet, pending the OMCA Board's approval. **Mr. Anderson** motioned for approval. **Ms. Gottsagen** seconded, and the motion passed (6-0-0).

The regular OMCA Board open meeting was closed at 8:44 p.m.

**Closed Meeting of the Architectural Committee began at 8:44 p.m.**

**Mr. Anderson** moved to go into a closed session of the Architectural Committee for consultation with staff personnel, consultants, attorneys, or other persons in connection with pending or potential litigation. **Ms. Gottsagen** seconded, and the motion passed (6-0-0).

The topic that was discussed was the removal of flags from assessment files on three properties. A decision was made to remove flags from the three properties. The votes on all three properties were (6-0-0).

**Ms. Engelke ended the closed session of the Architectural Committee at 8:48.**

**Mr. Edelson** went into open session again and adjourned the OMCA Board meeting at 8:49 p.m.

Respectfully submitted: Amy Carpenter, Administrative Assistant

### **Action Items from May 24, 2017 OMCA Board Meeting**

#### **Board Action Items:**

Mr. Anderson – share new Facebook information with Board

Mr. Verchinski – share BWI Roundtable information with Ms. Cederbaum for community

#### **and Staff Action:**

Put PSE on the agenda for a Board Meeting in FY17/18 Board Year

#### **Staff Action Items:**

**Send out information to community on Facebook discussion page**

**Send out information on BWI Roundtable meetings**

Prepare information for second meeting to vote on Articles of Incorporation Amendment

Send Property Pride campaign to residents