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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

**July 11, 2017**

### **OMCA Regular Board Meeting**

**Ms. Wisniewski** called the regular meeting of the OMCA Board of Directors to order at 7:03 pm.

**Present:** Kay Wisniewski, Vice-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:** Jonathan Edelson, Chair

**Also Present:** Steve Gottsagen, Co-Chair, OM Safety and Security Committee

### **Opening of Meeting**

- **Ms. Gottsagen** motioned to accept the June 27, 2017 OMCA Board meeting minutes (ATTACHMENT "A"). **Ms. Engelke** seconded, and the motion passed (5-0-1).
- **Ms. Gottsagen** motioned to accept the July 11, 2017 OMCA Board meeting agenda (ATTACHMENT "B"). **Ms. Engelke** seconded, and the motion passed (5-0-1).

### **New Business**

#### **Cable and Utility Boxes**

- **Ms. Wisniewski** reported on advancement of the cable box issue. The box on Kilimanjaro has been replaced. A new box has been ordered for the box near Jeffers Hill Elementary School. Residents are asked to use the online complaint form on the Howard County Cable Administration website to report broken equipment. More info on this complaint form will be posted on the Oakland Mills website.
- **Ms. Wisniewski** read a letter that she plans on sending to County Executive Allan Kittleman regarding the cable box issue and asked for the Board's feedback. A discussion ensued. **Ms. Wisniewski** said one option is to ask that companies identify their equipment/boxes when their contracts renew so residents and the Board are aware of whom they belong to. **Ms. Engelke** asked if other villages might be interested in pursuing this issue. **Ms. Cederbaum** said she would bring it up in the next village managers' meeting. **Mr. McCormack** suggested that replacement boxes be installed at grade rather than above ground.

#### **Board Vice-Chair Report**

- **Ms. Wisniewski** said that she would like to put together a certificate and bouquet in recognition of Mrs. Kim, owner of Oakland Mills Cleaners. The business will close July 31<sup>st</sup>, and Mrs. Kim and her family have done much for the community. **Ms. Cederbaum** said she would put together a certificate for Mrs.

Kim. **Ms. Thomas** suggested giving the recognition to Mrs. Kim this weekend rather than on July 31<sup>st</sup>.

## CCR Report

- **Ms. Thomas** reported that the rock wall at Thunder Hill pool is safe and fully functional. CA will be conducting a study soon on baby pools and shade. She will report to the Board soon on CA's plan to improve all pools and the budget for next year.
- A question was asked regarding fundraising at Oakland Mills Fall Festival. **Ms. Cederbaum** said fund raising is allowed and encouraged at the Festival.

## Manager's Report

- **Ms. Cederbaum** reported on road issues in Oakland Mills (ATTACHMENT "C"). Howard County is conducting traffic speed and vehicle count studies on Kilimanjaro, and she will pass those results on to the Board when they come in. She reported that Howard County has no plans currently for calming measures on Kilimanjaro due to its designation as a school speed enforcement zone. **Ms. Cederbaum** reported that Howard County Engineer Buck Bohmer is still putting together a timeline for the roundabout at Farewell and Stevens Forest Roads. **Ms. Cederbaum** reported that there have been staffing changes at the County, so progress on streetscapes has stalled. She will call next week to follow up again.
- **Ms. Cederbaum** said that the Farewell Road Street Calming Committee is reportedly seven votes away from the 67% vote in support of the humps that is needed to pass. She said the Street Calming meeting will take place on July 12<sup>th</sup>. The county engineer and a representative from the Fire Marshall's office will be present. The Police will not have a representative present but will send a statement to the meeting.
- **Ms. Cederbaum** reported that Howard County is opening a summer food bank in the Teen Center which will be open two days a week for two hours. The Roving Radish is also conducting a food program. Meals may be ordered online for a fee, with subsidized prices available for those in need. There will be a Roving Radish food van in front of the Teen Center on Wednesdays for meal pick-up.
- **Ms. Cederbaum** reported that The Other Barn's dumbwaiter has broken again. **Ms. Cederbaum** reported on safety issues concerning a resident who has become threatening about a covenant issue. **Ms. Cederbaum** said the matter is actually a CA legal case and Oakland Mills should no longer be involved. **Mr. Verchinski** requested that the CA Representative, **Ms. Thomas**, take the issue to CA.
- **Ms. Thomas** said she would bring the issues to CA and requested a bulleted list she can present to CA regarding the property, issues, and timeline. Ms. Thomas asked to be informed of facility-related and other issues involving CA so that she can be of assistance in her role as Council Rep.

## Committee Reports

### BWI Roundtable

- **Mr. Verchinski** reported that the BWI Roundtable meeting will be on July 18<sup>th</sup>. He said the FAA is setting up algorithms to disperse flights in the area. He expressed cautious optimism, but he said the change will take time. **Ms. Thomas** requested a draft letter from **Mr. Verchinski** that CA could use to raise support for the issue.

### Board Bulletin Board

- **Ms. Gottsagen** reported that there was a vehicle theft in the 5700 block of Forest Ridge. She also reported that she is setting up a meeting with the new Community Outreach Officer, Roberto Lopez. She praised Neighborhood Outreach Officer Supervisor Sgt. Zammillo's work with the community.

- **Ms. Engelke** reported that the date of the tree workshop has been moved up from November to October 28<sup>th</sup>. An arborist, landscape architect, and other professionals will be make presentations at the workshop. She reported on the recurring incidents of improvements made on homes in foreclosure. Banks are making improvements but not getting permission from the RAC to make those improvements, often violating OM covenants in the process. She and Mr. Engelke will be attending the Million Dollar Meeting of Realtors to find out what can be done to inform and remind banks of the covenants before they make improvements to homes.

**Ms. Wisniewski** adjourned the OMCA Board meeting at 8:08 pm.

Respectfully submitted: Amy Carpenter, Administrative Assistant

### **Action Items from the July 11, 2017 OMCA Board Meeting**

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

**Ms. Wisniewski: Letter to County regarding broken cable/utility boxes.**

**Ms. Wisniewski: create certificate wording and purchase bouquet for Mrs. Kim**

**Ms. Thomas: Discuss a property issue with Mr. Matthews**

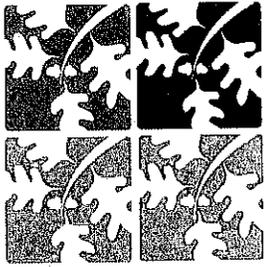
**Ms. Gottsagen: Arrange meeting with Officers Zammillo, Lopez, Gottsagens and Ms. Cederbaum**

**Ms. Engleke: Meet with Ms. Cederbaum and Covenant Advisors to discuss rehab of foreclosed properties and covenant process.**

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

**Ms. Cederbaum: Draft timeline and memo for Ms. Thomas about property issue**

**Ms. Cederbaum: Continue to follow up on all roadway and traffic issues**



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 Lynn-Steven Engelke, Architectural Committee Chair ~ Phil Anderson  
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 Virginia Thomas, Columbia Council Representative

**June 27, 2017**

### Architecture Committee Meeting

**Present:** Lynn Engelke, AC Chair; Jonathan Edelson, Board Chair; Kay Wisniewski, Vice-chair; Judy Gottsagen; Bill McCormack Jr., Paul Verchinski, Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Also Present:** Barbara and Dana Lewis, 9739 Owen Brown Road.

**Absent:** Phil Anderson

**Ms. Engelke** called the Architectural Committee meeting to order at 6:31 pm.

### 9739 Owen Brown Road (Exterior Alteration Application ATTACHMENT "AC-A")

**Ms. Engelke** gave background information regarding 9739 Owen Brown Road.

Ms. Lewis, owner of 9739 Owen Brown Road, stated her reasoning and supporting information for her appeal. The Architecture Committee asked questions of the homeowner.

**Ms. Engelke** motioned to uphold the decision of the RAC to deny the application. **Mr. Verchinski** seconded and the motion passed (5-0-1).

Architecture Committee Meeting adjourned at 6:50 pm.

### OMCA Regular Board Meeting

**Mr. Edelson** called the regular meeting of the OMCA Board of Directors to order at 7:01 pm.

**Present:** Jonathan Edelson, Chair; Kay Wisniewski, Vice-chair; Lynn Engelke, AC Chair; Ginny Thomas, Columbia Council Rep; Judy Gottsagen; Bill McCormack Jr.; Paul Verchinski; Sandy Cederbaum, Village Manager; Amy Carpenter, Administrative Assistant.

**Absent:** Phil Anderson

**Also Present:** See resident list.

### Opening of Meeting

- **Ms. Wisniewski** motioned to accept the June 13, 2017 OMCA Board meeting minutes

(ATTACHMENT "A"). **Ms. Gottsagen** seconded, and the motion passed (5-0-1).

- **Ms. Wisniewski** motioned to accept the June 27, 2017 OMCA Board meeting agenda (ATTACHMENT "B"). **Ms. Gottsagen** seconded, and the motion passed (5-0-1).

## Resident Remarks

- Adventurers In Camp Director Jessica Harvey presented her concerns regarding the presence of her camp at the Stevens Forest pool. A resident complained about the campers and the SF pool, and her camp was visited three days in a row by different representatives from CA Aquatics, who asked questions about her procedures. In previous years, she has had no complaints.

**Ms. Engelke** asked how many children attend. Ms. Harvey said it changes on a weekly basis, but they can only have a maximum of 30 children. Staff numbers vary, but this week there were seven staff members. The camp uses the pool once a week on Friday from 12 pm to 4 pm. This year, CA put a cap on how many people from the camp can be in the pool, so if she has more than 25 people (campers and staff), the time must be split (11:30 am-1:30 pm, 2:00 pm-4:00 pm). She has opened a teen camp at Talbott Spring Community Center. She was told her campers would have to swim at the Dickenson Pool because the TS pool was too busy. The TS pool does not seem to be busy at this time, so she is unsure why her camp was denied access to the TS pool.

Ms. Harvey also said that some of her campers are CA members. She has asked if her campers could use their CA memberships to enter the pool to reduce their camp fee, but CA denied her request. **Ms. Thomas** said this is unfair, and CA is possibly charging twice for campers who are CA members to enter the pool.

**Ms. Thomas** asked Ms. Harvey to meet with her so she could learn more about the camp and the issues it is facing. Ms. Harvey agreed. **Ms. Thomas** plans to bring these issues to the CA as the CA Board aquatics representative.

**Mr. McCormack** suggested that Ms. Harvey put each issue in writing to help **Ms. Thomas** bring the camp's issues to the CA.

- Resident Phil Stephenson spoke about a property on his street that is running an unauthorized business. He is sending a complaint to the Howard County Department of Planning and Zoning and asked if the Board would also like to send a complaint. **Mr. Edelson** said he planned to address the issue later during his report. Independent from Mr. Stephenson, Ms. Harvey added that there are issues at SF Pool regarding the owner of this property and his use of the parking lot.
- Resident Janice Santiago spoke about traffic speed on Kilimanjaro Road. Residents who live on the road have had their cars and property wrecked by speeding cars and DUIs. Another resident who lives on the road also shared his experiences with reckless drivers on Kilimanjaro.

**Mr. Edelson** said that a traffic study needs to be done. Speed humps cannot be installed in school zones, but there are other options for controlling traffic. He shared his concern that the installation of speed humps on Farewell Rd. would lead to increased traffic on Kilimanjaro. He suggested calling the traffic department about this issue.

**Mr. McCormack** suggested residents call for more legislation regarding speed cameras.

- A resident brought up a concern about commercial vehicles parked on White Acre. **Mr. Edelson** said it is a county road, so it is a county police issue. OMCA does not have any jurisdiction on the road itself. It was suggested that residents call the non-emergency police number to report commercial vehicles parked on the road.

## New Business

### CA/Village Assessment Share Formula Discussion

- **Ms. Cederbaum** handed out the new CA/Village assessment packets and gave a brief summary.
- **Mr. Edelson** said OMCA will lose \$54,000 in the base assessment share, dropping from first in the CA to fourth or fifth. The assessment is based strictly on formulas that do not take into account some of the issues older villages are facing (e.g. older facilities that need more repairs and upgrades). In addition, some community associations do not deal with commercial properties. He said there are two issues that need to be addressed: (1) the loss OMCA will experience; and (2) if these formulas are fair in reality.
- **Mr. Edelson** asked that the Board take time to review the packets and present their concerns at the July 25<sup>th</sup> OMCA Board meeting. **Mr. Edelson** will then meet again with the Board Chairs of the other villages in August to discuss individual village concerns and come up with an action plan.
- **Mr. McCormack** asked if an independent financial analyst was used to study the assessment. **Ms. Cederbaum** said no, but an independent financial analyst was present at the village managers' meeting. She agreed that an independent financial analyst should be requested and said it is not too late to ask for one.

## Old Business

**Ms. Gottsagen** followed up on the June 13<sup>th</sup> proposal to buy Officer Luke Buchanan a thank-you gift for his service as a Community Outreach officer. **Ms. Wisniewski** motioned for the OMCA to buy the gift card in the amount of \$100. **Ms. Engelke** seconded, and the motion passed (6-0-0).

## Board Chair Report

### Howard County School Redistricting (Education Committee Report)

- **Mr. Edelson** reported on the Area Attendance Committee Meeting (AAC) for the redistricting of Howard County schools (ATTACHMENT "C"). He reported on the feasibility study and shared his concerns. TSES and OMHS will be negatively impacted by the redistricting. Students from Thunder Hill and Owen Brown will be sent to Atholton HS. **Mr. Verchinski** asked about the standards used for the feasibility study. **Mr. Edelson** answered that they did follow some standards, but the data in the study was not complete. He said he would put together a report on the feasibility study and share it with the Board.
- A resident asked how individuals could make their voices heard since the public can only observe, not give input, at the AAC meetings. **Mr. Edelson** said the HCPSS website has links to redistricting information. **Mr. McCormack** said residents can send letters to the AAC and other leadership expressing their concerns. In addition, there will be public hearings where the public can give input.

## Business on Sinbad Place

- **Mr. Edelson** said it has been reported that a resident is allegedly operating an unauthorized automotive repair business on his property on Sinbad Place. A discussion ensued. OMCA Covenant Advisor for Violations Deb Buie has been asked to open an investigation into the property. There is also physical evidence of violations. Residents were encouraged to file police reports on the property. Howard County must be involved since some of the problems are under County jurisdiction. The Board agreed to send a letter to HC DPZ and ask for a zoning investigation into this issue.

## CCR Report

- **Ms. Thomas** reported she just got a copy of the assessment and will study it to see how the contingency money could be spent. **Mr. Verchinski** asked about the Howard Hughes downtown development on the lakefront. **Ms. Thomas** said the CA council is looking into it and trying to determine how to get involved. No decision has been made yet.

## Manager's Report

- **Ms. Cederbaum** referred the Board to the FY17 4<sup>th</sup> Quarter Financials (ATTACHMENT "D"). **Ms. Wisniewski** motioned to accept the FY17 4<sup>th</sup> Quarter Financials. **Ms. Engelke** seconded, and the motion passed (6-0-0).
- **Ms. Cederbaum** referred to the Manager's Report (ATTACHMENT "E") and discussed office staffing and her meeting with **Ms. Gottsagen** concerning safety and the new Community Outreach Officer.

## Committee Reports

- **Ms. Gottsagen** reported on the Safety and Security Committee (ATTACHMENTS "F"). She met with the supervisor for the Neighborhood Outreach Officers, Sgt. Zammillo. **Ms. Gottsagen** suggested to Officer Zammillo more patrolling of CA commercial properties. She said Oakland Mills has been assigned a new Neighborhood Outreach officer, Roberto Lopez. He will begin his post on July 17<sup>th</sup>. Coffee with a Cop will tentatively take place on August 10<sup>th</sup> at 10:00 am. **Ms. Gottsagen** was unable to find a business to host the event, so it will take place at The Other Barn and be hosted by OMCA.
- Steve Gottsagen reported on the increase in auto thefts and vandalism in the area. He said many vehicles are unlocked and suggested parking vehicles in driveways and garages to deter robbers and vandals. **Ms. Gottsagen** said police recommend turning on outside lights, especially motion detectors. They also recommend reporting anything suspicious to the police

## Board Bulletin Board

- **Ms. Engelke** reported that Mr. Engelke and Mr. Dorton gave a presentation at the library on options for rehabilitating your house. Twenty-eight people from all over Columbia attended.
- **Ms. Wisniewski** showed a picture of an abandoned metal cable box on Kilimanjaro Road between OMHS and OMMS. She will ask the County about it and find out who is responsible for its removal.
- **Mr. Edelson** thanked **Ms. Gottsagen** and Mr. Gottsagen for organizing the successful Bike with a Cop event.
- **Mr. Verchinski** said that the Bike Share program starts on July 6<sup>th</sup>. He requested that it be advertised. **Ms. Cederbaum** said it has been advertised on Facebook and email. She expressed concern that the bikes might be vandalized and said she would ask Chris Eatough if there is some type of monitoring of the bikes.

**Mr. Edelson** adjourned the OMCA Board meeting at 9:05 pm.

Respectfully submitted: Amy Carpenter, Administrative Assistant

## Action Items from June 13, 2017 OMCA Board Meeting

### Board Action Items:

**Mr. Edelson: Letter to DPZ re Sinbad Place**

**Mr. Edleson: Letter to HCPSS re Redistricting Feasibility Study**

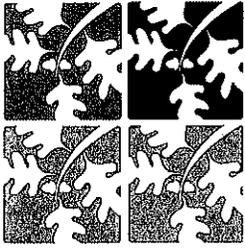
**Ms. Thomas: Meet with Ms. Harvey about Adventures in Camp and use of CA Pools**

### Staff Action Items:

**Ms. Cederbaum: Purchase gift card**

**Ms. Cederbaum: Draft letter to DPZ**

Ms. Cederbaum: Follow up with Traffic Engineers again about Kilimanjaro traffic concerns



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Village Board**

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**Architectural Chair**, Lynn-Steven Engelke, Phil Anderson, Judy Gottsagen,  
Bill McCormack Jr., Paul Verchinski  
**Columbia Council Representative:** Virginia Thomas

**Oakland Mills Board of Directors  
Meeting Agenda  
July 11, 2017  
7:00 p.m.**

- 7:00 p.m.**            **Opening of meeting**  
Approve Minutes from June 27, 2017 Board Meeting  
Approve Agenda for July 11, 2017 Board Meeting
- 7:05 p.m.**            **Resident Remarks**
- 7:10 p.m.**            **New Business**  
**Cable and Utility Boxes**, Board discussion on broken and damaged boxes  
and responsible entity for oversight and repair.
- 7:25 p.m.**            **Board Vic-Chair Report**, Kay Wisniewski
- 7:35 p.m.**            **CCR Report**, Virginia Thomas
- 7:45 p.m.**            **Manager's Report**, Sandy Cederbaum
- 7:55 p.m.**            **Committee Reports**  
**BWI Roundtable**, Paul Verchinski
- 8:05 p.m.**            **Board Bulletin Board**
- 8:15 p.m.**            **Adjourn**

**Upcoming Events – for event details go to <http://oaklandmills.org>**

All events are held at The Other Barn unless otherwise noted

July 11, 7:00 p.m. – OMCA Board Meeting

July 12, 7:00 p.m. – Farewell Road Street Calming Meeting

July 25, 6 – 7 p.m. – Second Meeting to Vote on Change to Articles of Incorporation

July 25, 7:00 p.m. – OMCA Board Meeting

August 2, 6:30 p.m. – OMCA Pool Party FREE but tickets required,

Pick up tickets beginning July 5 at The Other Barn

## Manager's Report

ATTACHMENT C

**Submitted by Sandy Cederbaum on July 7 for the July 11, 2017 Oakland Mills Board Meeting**

Refer to Attached task list for updates on issues the board is following.

**County Issues:** BikeShare began. Sent email and created Facebook postings to community. Letters and emails resent to County about Kilimanjaro roadway concerns and request for timeline on Roundabout. Spoke with Randy Clay about streetscape and need to follow up with County.

Held informative Tick and Mosquito workshop led by Danielle Bodner, CA

### **Daily Issues that Manager is working on:**

**Facility Issues:** Dumbwaiter part broke last weekend. Working continually with CA to get unit fixed. RFP sent out by CA for replacement elevator and was informed that after the elevator replacement CA will look into the feasibility of a handicap restroom in the Loft.

Wore the hat of Covenant Advisor for Applications and attended RAC meeting in Carrie's absence.

### **Bookkeeping, payroll, daily facility and HR issues.**

Payroll, 401K audit and processing, employee HR issues, meeting agendas, and staff meetings along with facility related issues.